

**16 Craig Way**

, Wrexham

LL12 7NU

**Grow**  
SALES + LETTINGS

## Offers in the Region Of £240,000

No Onward Chain

Semi Detached property

Driveway

Three bedrooms

Sought after Location

Conservatory

Beautiful Gardens

Energy Rating - D



A superb opportunity to purchase this wonderful three-bedroom semi-detached family residence situated in the sought after location of Acton. Offering fantastic space throughout, briefly comprising entrance hallway, lounge, kitchen, dining room, conservatory and rear porch. On the first floor there are three bedrooms and a family bathroom. Externally are easily maintained front and rear gardens perfect for outdoor entertaining and soaking up the sunshine along with the advantage of driveway offering off road parking along with a garage. An internal inspection is absolutely essential to fully appreciate what is on offer. Energy Rating – D



Grow Property, 5 King Street, Wrexham, LL11 1HF

Phone: 01978 352248, Email: [info@growproperty.co.uk](mailto:info@growproperty.co.uk)

<http://growproperty.co.uk>



## ACCOMMODATION

### Entrance Hallway

With fitted carpet, radiator, smoke alarm, power points, under stairs storage and stairs leading to the first floor.

### Lounge 14' 6" x 11' 0" (4.42m x 3.35m)

This bright and spacious room enjoys a bay double-glazed window, fitted carpet, power points, radiator, electric fire and TV Ariel. Double Georgian style doors to:

### Dining Room 9' 9" x 11' 0" (2.97m x 3.35m)

With fitted carpet, power points, radiator, leading to the conservatory.

### Conservatory 11' 5" x 14' 4" (3.48m x 4.37m)

With power points, electric heater, laminate flooring.

### Kitchen 9' 6" x 9' 3" (2.89m x 2.82m)

A lovely kitchen with laminate flooring and fitted with a range of wall and base units and worktops. Additionally, there is plumbing for washing machine, gas hob, electric oven, power points, double glazed window, stainless steel sink with drainer, mixer tap and splash back. Access to rear porch area.

### Landing

With fitted carpet, loft access, radiator, power points and mains wired smoke alarm.

### Bedroom One 11' 4" x 11' 5" (3.45m x 3.48m)

Front aspect double bedroom with double glazed window, power points, sliding wardrobes and radiator.

### Bedroom Two 14' 5" x 9' 5" (4.39m x 2.87m)

Rear aspect double bedroom with double glazed window, power points and radiator.

### Bedroom Three 8' 3" x 7' 8" (2.51m x 2.34m)

Front aspect single bedroom with double glazed window, power points, radiator and storage cupboard housing the Worcester Combi boiler.

### Family Bathroom 7' 11" x 5' 7" (2.41m x 1.70m)

Fitted with a white suite comprising of a low level w.c, wash hand basin, paneled bath with shower screen, Mira electric shower, paneled tiled effect walls, vinyl flooring, frosted double glazed window and heated towel rail.

### Exterior

There is a covered way made secure by doors to front and rear, off which there is a WC, and access to the attached garage (20'10 x 8'11). The garage is fitted with a metal up and over door, lighting and power point. Externally are beautiful easily maintained front and rear gardens with a paved patio area perfect for outdoor entertaining and soaking up the sunshine. Additionally, there is a driveway with off road parking for 2 vehicles.

### Location

Situated in a much sought after and favoured location, this family home is ideally located for access to the A483 bypass allowing great transport links to Wrexham and Chester and within walking distance of the City Centre. In addition, there is an excellent bus to Wrexham every 10 minutes and one further up the road taking you direct to Chester. Local amenities include being within the catchment area for the local Primary Acton Park School and secondary schools, the picturesque Acton Park, public houses and a range of shops.



## FLOORPLANS



# Energy performance certificate (EPC)

16, Craig Way WREXHAM LL12 7NU	Energy rating <b>D</b>	Valid until: <b>13 December 2024</b> <hr/> Certificate number: <b>9928-7994-7292-3104-9990</b>
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Property type Semi-detached house

Total floor area 84 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	57 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60