

BOWEN

PROPERTY SINCE 1862



Asking Price: £327,500

12 Rhuddlan Road, Acrefair, Wrexham. LL14 3LJ

🏠 3 Bedrooms

🚿 2 Bathrooms

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General Remarks

An immaculately presented and well-appointed 3/4 bedroom detached family home situated in a popular residential location on the edge of the village of Acrefair, with superb views over open countryside to the rear.

The property has been extensively renovated by the current owners to create an excellent family home with flexible living accommodation and landscaped, terraced gardens to the rear taking full advantage of the open aspect. The property also benefits from ample off-road parking to the front, uPVC double glazing and gas fired central heating throughout.

Location: The property is situated on the edge of the popular village of Acrefair, with excellent views over open countryside to the rear. The property is within easy walking distance of a host of amenities including shops, supermarkets, Post Office, public houses, leisure centre and a number of excellent primary and secondary schools. The property also has easy access onto the A483 providing good transport links to the larger centres of Wrexham, Oswestry and Chester. The nearby train station at Ruabon provides direct services to Chester and Birmingham. The property is surrounded by spectacular countryside and is within easy distance of the historic town of Llangollen, the Berwyn Mountains and the Llangollen canal.



Accommodation

The property is constructed of partly rendered brick under a tiled roof and is approached over a tarmac driveway with uPVC door leading into an:

Entrance Porch: With composite door leading into:

Hallway: With stairs to first landing, door off into:

Family Room/Bedroom 4: 10' 8" x 8' 7" (3.25m x 2.62m) With fitted wall unit and radiator.

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Your home may be repossessed if you do not keep up repayments on your mortgage

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Lounge: 14' 1" x 11' 7" (4.29m x 3.52m) Bay window with fitted blinds, feature electric fire, radiator, wall mounted 55" JVC TV, coving to ceiling, light fitting and understairs storage cupboard. Door into:

Kitchen/Dining Room: 17' 2" x 9' 9" (5.24m x 2.96m) Having a fully fitted kitchen with matching base units and eye level wall cupboards surmounted by worktops incorporating a 1.5 bowl sink and drainer with mixer tap and tiled surround. Integrated Belling fan assisted oven with separate grill, four-ring gas hob and integrated Indesit dishwasher. Radiator, fitted display unit with cupboards below, fitted shoe storage boxes, light fitting and separate spotlights to ceiling.

Sliding patio doors to covered canopy/gazebo, separate opening leading to:

Utility Room: 6' 2" x 5' 10" (1.88m x 1.79m) Fitted worktop with base cupboard and integrated Beko washing machine below, tiled surround, fitted Kenwood American style fridge-freezer, composite door leading to outside and separate door leading into:

Cloakroom: With low level flush WC, corner wash hand basin with tiled splashback and a radiator.





Covered Canopy/Gazebo: 11' 3" x 9' 11" (3.44m x 3.01m) Constructed of a timber frame with solid roof, this area has been constructed to take full advantage of the excellent gardens and the views below.

Stairs off hall to:

First Floor Landing: Having a fitted wall mirror, access to loft space, fitted airing cupboard with slatted shelves and radiator.

Bedroom 1: 14' 7" x 11' 11" (4.44m x 3.62m) max. With fitted triple wardrobe and separate double wardrobe, radiator, door leading into:

En Suite: 8' 7" x 6' 0" (2.61m x 1.83m) Fitted shower cubicle with direct feed shower, pedestal wash hand basin with tiled splashback, low level flush WC, extractor fan, radiator, fitted blind and wall mirror with shaver point.

Bedroom 2: 9' 0" x 8' 3" (2.74m x 2.52m) Fitted double wardrobe, radiator, fitted wall display unit and fitted blinds.

Bedroom 3: 11' 7" x 9' 1" (3.54m x 2.77m) Fitted double wardrobe, radiator and fitted blinds.

Family Bathroom: 9' 0" x 6' 4" (2.74m x 1.93m) Bathroom suite comprising of a panel bath with shower attachment, low level flush WC, pedestal wash hand basin, partly tiled surround, radiator, extractor fan and wall mirror.

Rear Gardens: The gardens of the property are one of its most notable features and have been terraced to take full advantage of the open views. Leading directly off the covered canopy is a raised composite patio which leads down to an artificial grass lawn with further decked and gravelled seating area to the side. Steps lead down to a further terraced decked area with a timber garden shed (2.93 x 1.65m). To the side of the property is a further timber garden shed, whilst adjoining the rear door of the property itself is a:

Store Room/Workshop: With light and power points and a gas combination boiler.

Driveway: Tarmac driveway to the front of the property providing ample parking for four vehicles.

Tenure: We are informed that the property is Freehold, subject to vacant possession on completion.

Local Authority: Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel: 01978 292000

Council Tax Band 'D' - EPC Rating: awaited

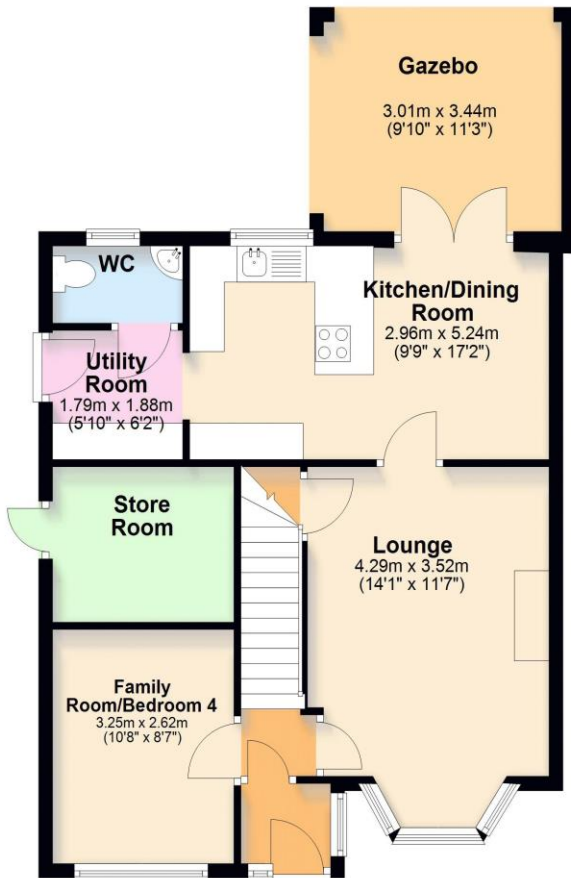
Services: We understand that the property is connected to mains electricity, water, drainage and gas.



Directions: From the A483 turn off onto the A593 at Ruabon. Continue to the first roundabout taking the third exit onto the Llangollen road, continue for approximately 1 mile before turning right onto Rhuddlan Road. The property will be found on the right identified by the agent's board.

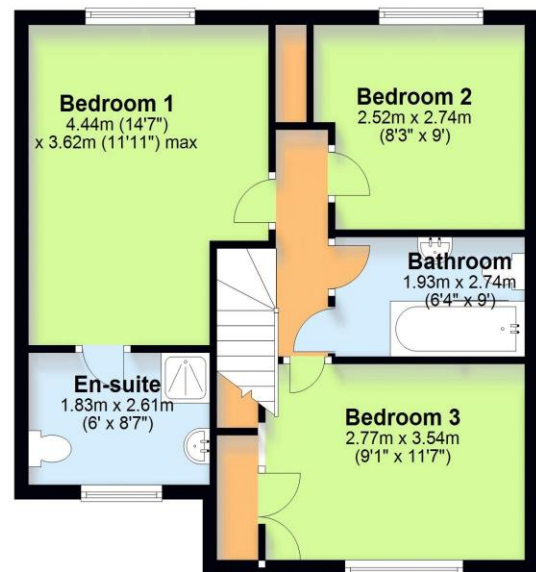
Ground Floor

Approx. 59.3 sq. metres (638.2 sq. feet)



First Floor

Approx. 50.5 sq. metres (543.3 sq. feet)



Total area: approx. 109.8 sq. metres (1181.5 sq. feet)

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