



BOWEN

PROPERTY SINCE 1862

Offers in the region of £215,000

Cathen, Bethania Road, Acrefair,
Wrexham LL14 3UA

 3 Bedrooms

 1 Bathroom

Cathen, Bethania Road, Acrefair, Wrexham LL14 3UA



General Remarks

NO CHAIN. A well maintained bay fronted three bedroom semi-detached family home in a popular village location convenient to Wrexham, Llangollen and the A483.

This semi-detached home was originally built in the 1970's and has been carefully maintained by the same family since new. It is now presented in attractive order throughout and comprises a recessed porch; entrance hall; bay windowed lounge with living flame gas fire to a marble and oak finished contemporary fireplace; square opening to a dining room with patio doors to the rear garden; light oak finished kitchen with gas cooker, fridge and washing machine; landing to three bedrooms all with built-in storage and a refitted shower room with water-proof boarded walls. The house is cavity insulated, PVCu double glazed and gas centrally heated from a modern "Worcester" combi boiler. Outside there are established gardens to the front and safely enclosed rear. A long side drive providing multiple parking leads to a detached pre-cast garage. **VIEWING RECOMMENDED.**

Location: This property does not form part of an estate. It occupies a village location off the A539 approximately seven miles equidistant between Wrexham and Llangollen. The village of Ruabon is less than two miles away where there is a Secondary School, Railway Station and access onto the A5 and A483 dual carriageway leading to Chester (18 miles) and the motorway network. Telford's Aqueduct, a World Heritage Site, is only a mile away in the neighbouring village of Trevor.

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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.

Constructed: of insulated brick-faced external cavity walls relieved by timber panelled and cement rendered bay window to the front elevation beneath a tiled roof.

Accommodation

On The Ground Floor:

Recessed Porch: Part double glazed PVCu framed door with matching side reveal to:

Entrance Hall: 13' 0" x 6' 6" (3.96m x 1.98m) Cloaks cupboard with electricity meter. Understairs storage cupboard. Radiator. Six panel painted doors leading to:

Lounge: 16' 3" x 10' 4" (4.95m x 3.15m) into bay window. Open living flame coal-effect gas fire to a marbled and oak finished contemporary fireplace surround. Radiator. Square timber framed opening to:





Dining Room: 8' 11" x 8' 10" (2.72m x 2.69m) Sliding double glazed patio doors to the rear garden. Radiator.

Kitchen: 8' 11" x 7' 10" (2.72m x 2.39m) Fitted ranges of light oak finished units including a single drainer stainless steel sink unit set into a range of five-doored base units including one corner cabinet with extended work surfaces, beneath which there is a "Zenith" fridge and a "Bosch" washing machine. Free-standing "Beko" gas cooker. Range of five-doored suspended wall units. Ceramic tiled splash-back. Part double glazed PVCu framed external door. Boiler cupboard accommodating the "Worcester" combination gas-fired central heating boiler. Radiator.

On The First Floor:

Landing: 8' 6" x 6' 6" (2.59m x 1.98m) Linen cupboard with radiator and digital central heating control unit. Loft access-point. Smoke alarm.

Bedroom 1: 13' 10" x 10' 8" (4.21m x 3.25m) into bay. Radiator. Built-in wardrobe with hanging rail and shelf.

Bedroom 2: 10' 6" x 9' 0" (3.20m x 2.74m) Radiator. Built-in wardrobe with hanging rail and shelf.

Bedroom 3: 9' 4" x 6' 5" (2.84m x 1.95m) maximum (including stairhead with built-in cupboard having hanging rail above). Radiator.

Shower Room: 6' 5" x 5' 5" (1.95m x 1.65m) Re-fitted with a three piece white suite comprising a vanity wash hand basin, low level w.c. and quadrant corner shower tray with screen enclosure and a mains thermostatic shower fitting. Water-proof boarded walls. "Wet" floor. Chrome ladder radiator.

Outside: A long side drive providing Parking for several cars leads to a detached pre-cast Garage 20' x 9' (6.09m x 2.74m) fitted with a metal up and over door, electric light and power point. Lawned front garden with shrubbery borders. Enclosed rear with flagged and coloured gravel Seating Areas together with a lawned garden with flower borders. Outside tap and light.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester" combination gas-fired boiler situated in a cupboard off the Kitchen. The property is wired for a BT telephone system.

EPC: EPC Rating – 72|C.



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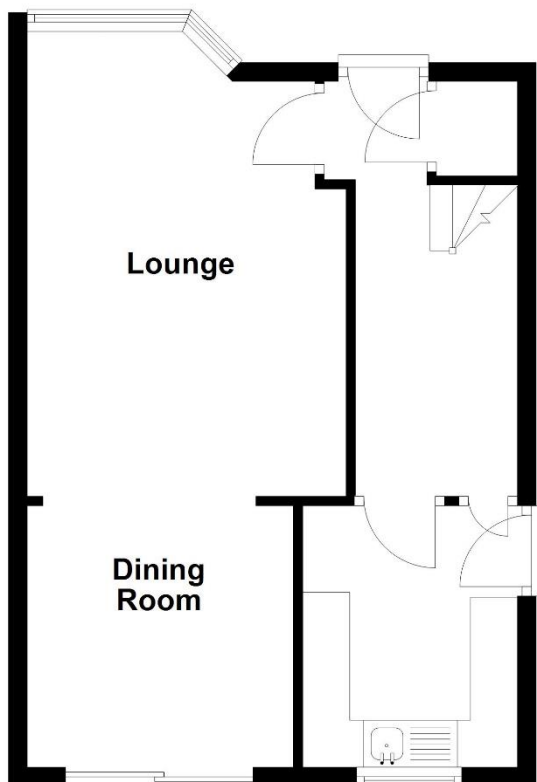


Council Tax Band: The property is valued in Band "C".

Directions: For satellite navigation use the post code LL14 3UA. From Ruabon on the A483 take Exit 1, the A539, to Llangollen. Continue straight across at the next roundabout towards Llangollen. After approximately one mile enter the village of Acrefair then turn first right onto Bethania Road after passing The Hampden Arms Pub. Continue for about 250 yards when the property will be seen on the right just before reaching a former chapel on the left.

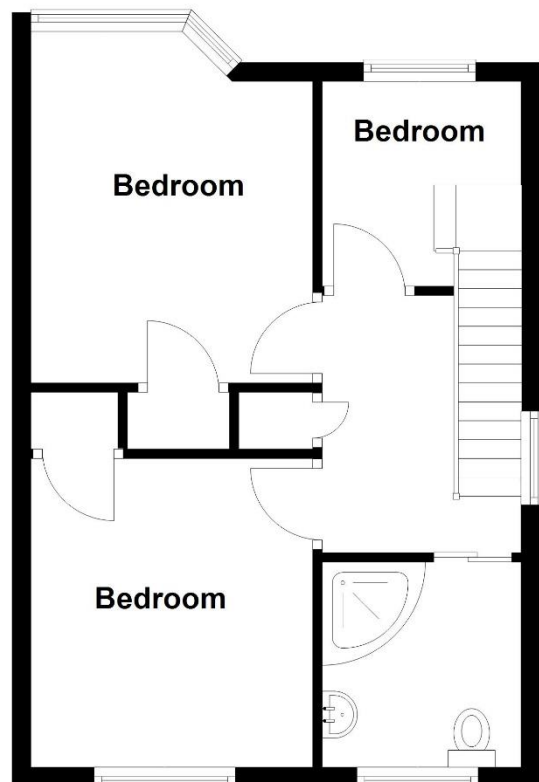
Ground Floor

Approx. 39.2 sq. metres (421.8 sq. feet)



First Floor

Approx. 39.2 sq. metres (421.6 sq. feet)



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