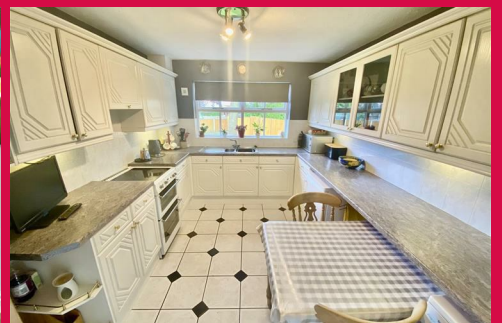


# Town & Country

Estate & Letting Agents

Jeffreys Close, Acton Wrexham

£380,000



A spacious 4 double bedroom detached house with double detached garage situated on this small select development in a sought after area within walking distance of the picturesque Acton Park and both primary and secondary schools. The accommodation has the benefit of gas central heating and double glazing and briefly comprises a pillared entrance porch, hall with Karndean wood effect flooring and attractive Oak veneer internal doors, cloaks/w.c, home office, light and airy lounge overlooking the rear garden and an open aspect into the family sized dining room, fitted kitchen with connecting door to the utility. The 1st floor landing gives access to the 4 bedrooms, 1 with en-suite shower room and a family bathroom with Victorian style freestanding bath. Externally, a double width drive leads to the detached double garage alongside a lawned front garden. The generous rear garden offers excellent outdoor entertaining space for both adults and children with patio areas and a lawned garden.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345

## HALLWAY

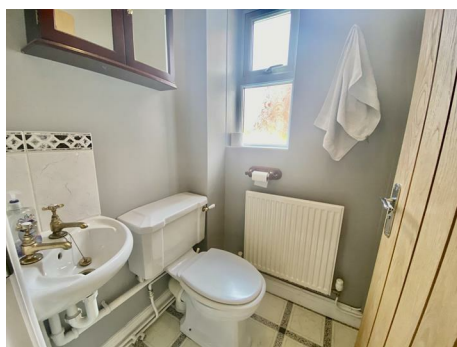
Featuring Karndean wood effect flooring, stairs to first floor landing, radiator, cornice ceiling and oak internal doors off to all rooms.



## Office

6'3" x 9'1"

With a window to the front elevation with window below.



## CLOAKROOM W/C

Appointed with a corner wash basin with tiled splashback, low flush w.c, radiator and upvc double glazed window.



## LOUNGE

16'9 x 12'0

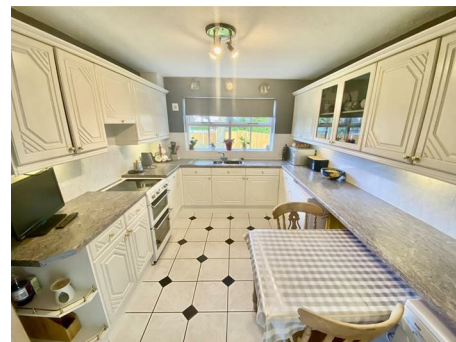
Having a continuation of the Karndean flooring, living flame gas fire set within surround with marble hearth, double glazed window overlooking the rear garden and double glazed sliding patio doors



## DINING ROOM

12'0 x 10'9

Upvc double glazed window to front, radiator, Karndean flooring, upvc double glazed window to side and oak internal door leading to the hallway.



## KITCHEN

11'9 x 9'6

Fitted with a range of base and wall cupboards complimented by work surface areas incorporating a stainless steel 1 ½ bowl sink unit with mixer tap and double glazed window above overlooking the rear garden, part tiled walls, tiled flooring, electric cooker point, radiator and oak internal door

## UTILITY

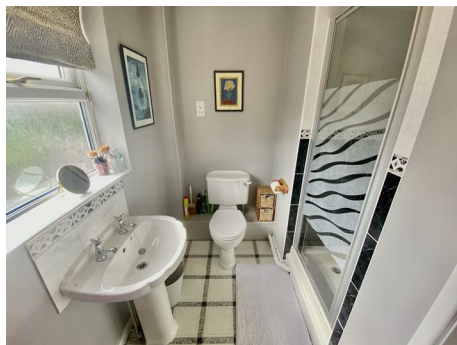
Appointed with work surface with plumbing for washing machine below, space for fridge freezer, Ideal gas central heating boiler, tiled flooring and upvc part glazed external door.



## BEDROOM ONE

12'4 x 12'4

Upvc double glazed windows to front and side, radiator and six panel door



## EN SUITE

Appointed with low flush w.c, pedestal wash basin, shower enclosure with Triton electric shower unit, part tiled walls, upvc double glazed window, radiator and shaver point.



## BEDROOM FOUR

11'2 x 8'9

A good sized fourth bedroom with double glazed window to rear and radiator.



## BEDROOM TWO

12'2 x 10'9

Upvc double glazed windows to front and side and radiator.



## FAMILY BATHROOM

7'9 x 7'3

Well appointed with a Victorian style roll top bath with claw feet, pedestal wash basin, low flush w.c, part tiled walls, tiled flooring, double glazed window, radiator and shaver socket.

## Services

The agents have not tested any of the appliances listed in the particulars.

## Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.



## BEDROOM THREE

11'5 x 10'10

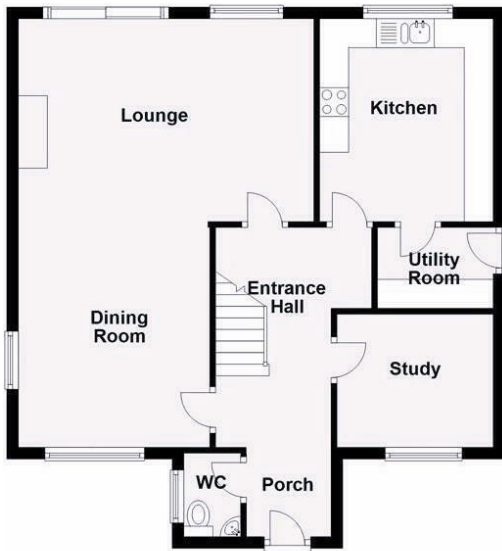
## Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

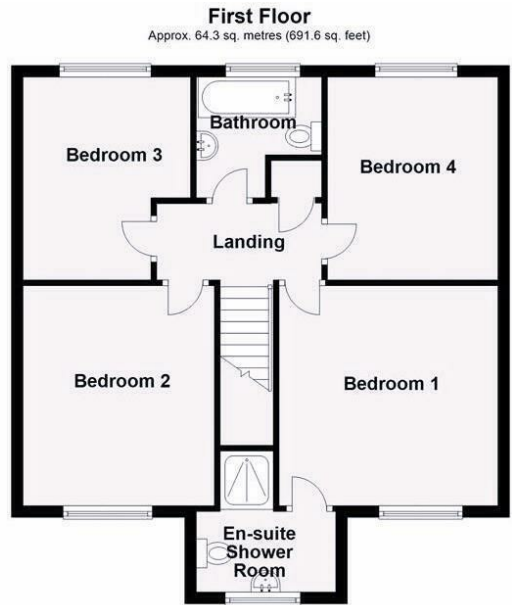
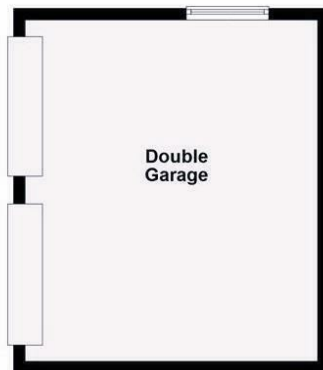
Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624 YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



**Ground Floor**  
 Approx. 94.3 sq. metres (1015.5 sq. feet)



**First Floor**  
 Approx. 64.3 sq. metres (691.6 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	