

Town & Country

Estate & Letting Agents

Acton Park Way, Wrexham

£129,950



Located in a sought-after suburb of Wrexham, this two-bedroom ground floor apartment provides convenient access to the city centre, transport links and local amenities. The property features uPVC double glazing, gas central heating, a porch, entrance hall, living room, spacious kitchen, shower room and two bedrooms. Externally, there is a low-maintenance rear garden with artificial lawn, brick outbuilding and rear access from Overton Way.

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DESCRIPTION

Located in the popular suburb of Wrexham, this two-bedroom ground floor apartment offers easy access to the city centre, excellent transport links, and a wide range of day-to-day amenities close at hand. Benefiting from uPVC double glazing and gas central heating, the property briefly comprises a porch, entrance hall, living room, spacious kitchen fitted with wall, base and drawer units, shower room, and two bedrooms. To the rear is a low-maintenance garden, predominantly laid with artificial lawn, featuring a brick outbuilding/store and timber rear access from Overton Way.



LOCATION

Situated in a sought-after suburb of Wrexham, this property offers convenient access to the city centre and surrounding areas. The location benefits from nearby motorway connections, excellent public transport, and a range of amenities including shops, schools, healthcare, and leisure facilities. Wrexham itself is a vibrant city, home to

cultural attractions, restaurants, and the recently established Wrexham AFC stadium developments. The area combines the convenience of urban living with the charm of nearby countryside and green spaces, making it a desirable place to live for professionals, families, and retirees alike.

PORCH

The property is entered via a uPVC door which opens into a porch with opaque windows to either side and a glazed door leading into the entrance hall.

ENTRANCE HALL

With light wood-grain effect laminate flooring, a built-in folding door storage cupboard, and doors leading to the living room, kitchen, shower room, and both bedrooms.



LIVING ROOM

13'7 x 11'6

Featuring wood-grain effect laminate flooring, a radiator, and a marble fireplace with Adam-style surround.



KITCHEN

10'10 x 11'6

Fitted with a range of light wood-grain effect wall, base, and drawer units with glazed display cabinets and ornamental handles. Ample worksurface space includes a breakfast bar, stainless steel single drainer sink unit with mixer tap, and tiled splashback. Space is provided for a cooker with extractor hood above, washing machine, dryer, and American-style fridge freezer. The kitchen also features ceramic tiled flooring, a built-in shelved storage cupboard, a rear-facing window, and an opaque glazed uPVC door opening onto the rear garden.



SHOWER ROOM

5'9 x 5'6

Fully tiled with ceramic tiled flooring and PVC panelled ceiling, comprising an oversized corner shower enclosure with electric shower, pedestal wash hand basin, low-level WC, chrome heated towel rail, and opaque rear-facing window.



BEDROOM ONE

10'5 x 11'6

With wood-grain effect laminate flooring, radiator, and front-facing window.



BEDROOM TWO

10'5 x 7'8

Also with wood-grain effect laminate flooring and radiator, with uPVC double-glazed French doors opening to the rear garden.

EXTERNALLY

The rear garden is low-maintenance, laid with artificial lawn and a seating area, together with a brick outbuilding featuring a uPVC door, outside light, and water supply. The garden is enclosed by timber fence panels and benefits from timber rear access.

Services (Wrexham)

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

Tenure: Leasehold

Lease Length: 89 years as of June 2025

Council Tax Band: B - £1706.00

Viewings (Wrexham)

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

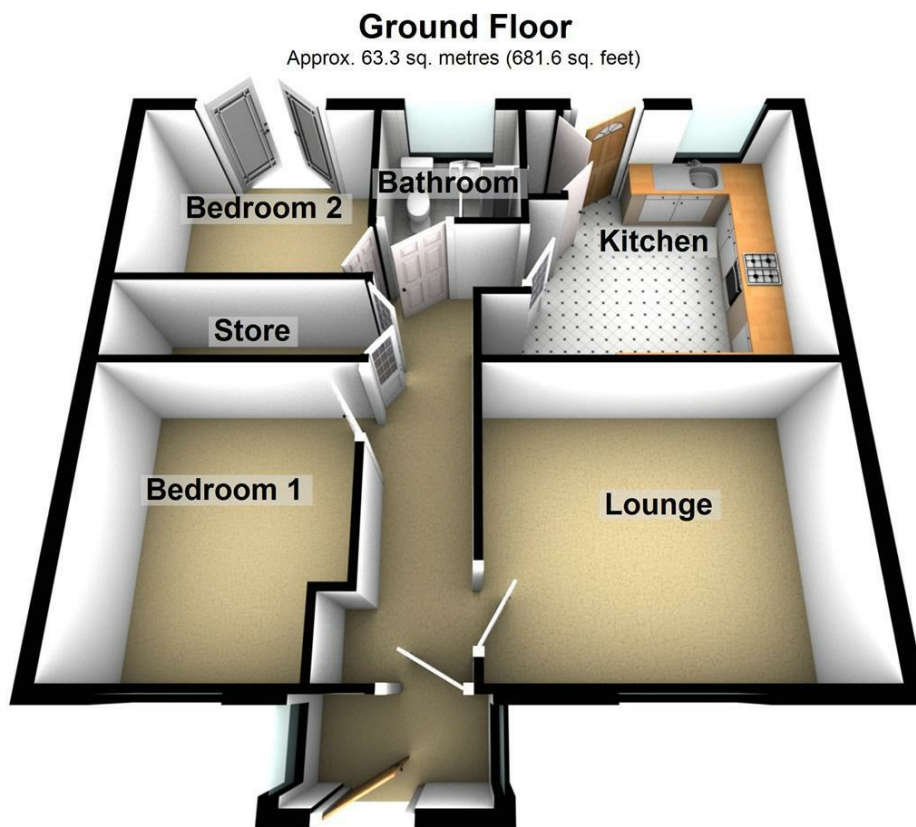
To Make an Offer (Wrexham)

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

Mortgage Advice (Wrexham)

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.



Total area: approx. 63.3 sq. metres (681.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 must 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.