

# BOWEN

PROPERTY SINCE 1862



Asking Price £389,950

4 Bedrooms 2 Bathrooms

2 Adderley Bank, Acton,  
Wrexham LL12 8LQ

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### General Remarks

Finished with impeccable detailing and recently extended, this super specification four bedroom and two bathroom detached family home is situated within a cul-de-sac in the sought-after area of Acton on the Chester side of the City. The property features a superbly fitted open-plan kitchen, breakfast room and dining space with useful utility off. The reception hall is bright and has a re-fitted cloakroom off. The living room features an acoustic mounting for the TV, which incorporates a wide focal point living flame effect fire below. On the first floor the detailing continues to the four bedrooms, the four-piece bathroom and the master en-suite. Oak finished doors, modern upright radiators, chrome power-points and light switches and fitted modern window blinds feature throughout. There is ample parking to a garage and a low maintenance garden. Viewing a must.

### Accommodation

#### On The Ground Floor:

**Reception Hall:** 17' 3" x 7' 2" (5.25m x 2.19m)

Approached through a composite opaque double glazed door. Chrome finished power points and light fittings (throughout). Oak veneer internal doors off (throughout). Traditional charcoal radiator. Dado rail to part timber panelled walls. Double glazed window. Ceiling spot-lights. Smoke alarm. Double half glazed oak finished doors to Dining Room.



**Cloakroom:** 5' 1" x 2' 10" (1.54m x 0.86m) Fitted with a two piece white suite having range of chrome finished fittings comprising close flush w.c. and vanity wash hand basin with waterfall-style tap. Half tiling to walls with border tiles. Double glazed window. Matte finish floor tiling. Extractor fan. Fitted mirror. Chrome finished heated towel rail.

**Rear Hall:** Understair storage cupboard off with shelving and fitted light.

**Lounge:** 18' 3" x 10' 4" (5.56m x 3.14m) Double glazed window with fitted blinds to front elevation. Double glazed French doors to rear garden, also with blinds. Coved finish to ceiling. Oak-effect flooring. Acoustic mounting with fitted LG55" television having sound-bar with stone-effect wide living flame-effect fire below. Dimmer control lighting. Part glazed oak finished door to Reception Hall. Television aerial point. Sky television point. Feature radiator.

**Kitchen:** 17' 0" x 9' 11" (5.18m x 3.03m) Including Breakfast Area fitted with charcoal-toned panel-fronted units with aluminium handles comprising "Franke" composite sink unit having monobloc mixer tap attachment into range of base storage cupboards (including a wine-chiller and a built-in refrigerator and freezer) set beneath laminate high gloss quartz-effect topped work surfaces, which extend to the Techno Walls for the work areas. Wide "soft close" drawer pack and extensive range of matching suspended wall cabinets having concealed pelmet under-lighting. Built-in "AEG" microwave and oven and grill. Inset smoked glass finished five-ring gas hob having chrome detailing and feature extractor canopy over. Gloss finished tiling to floor. Chrome power points and light switches. Feature upright radiator. Extended breakfast bar with matching quartz-effect topped work surfacing. Double glazed patio doors with fitted blinds. Fitted storage units with basket shelf and coat hooks below.

**Dining Room:** 10' 2" x 9' 5" (3.09m x 2.87m) Gloss finished tiled flooring. Double glazed French doors with integrated window blinds to rear garden. Traditional charcoal radiator. Double glazed windows to return elevations overlooking the rear garden. Coved finish to ceiling. Double part glazed doors to Reception Hall.

**Utility Room:** 6' 5" x 4' 11" (1.96m x 1.51m) Fitted with units to match Kitchen featuring a one-and-a-half-bowl composite single drainer sink unit set into high gloss granite-effect topped work surfaces having matching Techno Walls to work areas. Tiling to floor. Part glazed double glazed back door. Double glazed window with fitted blinds. Space with plumbing for automatic washing machine. Space for tumble dryer. Extractor fan. Ceiling spot-lights.

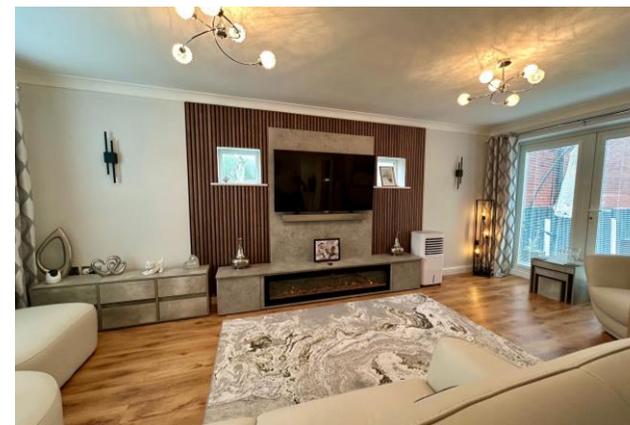
#### **On The First Floor:**

**Landing:** Loft access-point to fully boarded and insulated roof space. Aluminium drop-down ladder. Dado rail. Coved finish to ceiling. Oak finished doors to bedrooms off. Contemporary radiator.

**Bedroom 1:** 12' 4" x 10' 7" (3.77m x 3.22m) Feature radiator. Double glazed window with fitted blinds. Coved finish to ceiling. Television aerial point. Drop ceiling bedside lights.

**En-Suite Shower Room:** Fitted three piece suite finished in white comprising close flush w.c., vanity wash hand basin with water-fall feature tap and shower tray having chrome finished and glazed cubicle and electric shower over. Contrasting tiling to walls. Double glazed window with fitted blind. Tiling to floor. Extractor fan. Ceiling spot-lights. Electric shaver point. Fitted illuminated wall mirror. Chrome finished heated towel rail.

**Bedroom 2:** 10' 5" x 9' 1" (3.17m x 2.77m) Coved finish to ceiling. Radiator. Double glazed window with fitted blind.









**Bedroom 3:** 10' 5" x 9' 0" (3.17m x 2.74m) Radiator. Double glazed window with fitted window blind. Coved finished to ceiling. LED lighting panel to ceiling.

**Bedroom 4:** 10' 1" x 7' 7" (3.08m x 2.31m) Coved finish to ceiling. Radiator. Double glazed window. Over-stair storage cupboard.

**Bathroom:** 8' 5" x 5' 5" (2.57m x 1.66m) excluding recess for shower tray. Fitted with a four piece white suite comprising close flush w.c., vanity wash hand basin with feature waterfall tap, panelled bath with vanity head shower above from mixer tap attachment and separate

shower tray with glazed cubicle and instant heat electric shower fitted above. Tiled flooring. Feature herringbone tiling to bath area. Recessed airing cupboard. Chrome finished heated towel rail. Fitted wall mirror. Double glazed window. Ceiling spot-lights. Extractor fan.

**Outside:** The property is approached from the cul-de-sac to a stone-print concrete finished driveway, which provides Off-Road Parking. The driveway leads to the Garage: 5.09m x 2.83m with fitted up and over door, electric light and power. Part-boarded loft space for storage. Rear personal door. There are secure gates

to the side of the property. At the rear there is an enclosed low-maintenance garden with paved Patios and retaining wall having stocked planting behind. To the corner of the garden there is a timber and glazed Summerhouse.

**Services:** Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by the modern combination-type boiler. New consumer unit fitted in August 2024.

**Tenure:** Freehold. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

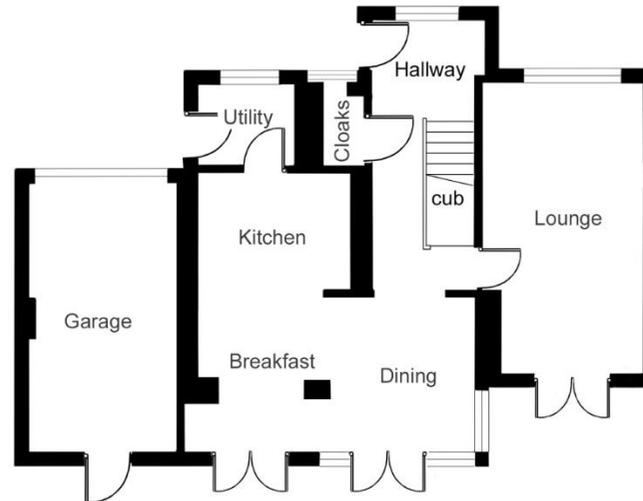
**EPC:** EPC Rating - 68|D.

**Council Tax Band:** The property is valued in Band "E".

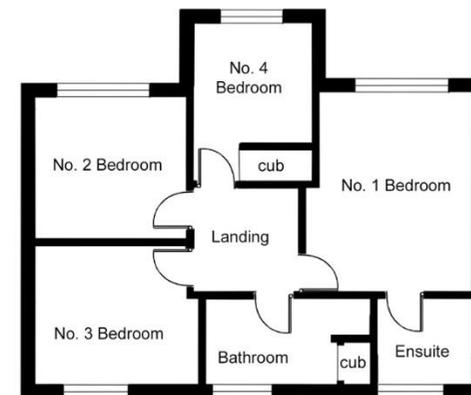
**Note:** The vendor of the property is a Member of Staff of Bowen.

**Directions:** Leave Wrexham City Centre on the Chester Road continuing to ascend Acton Hill continuing down the other side. Upon arriving at Smithy View Service Station on the left, take the right-hand turning onto Smithy Lane. Continue and take the left-hand turning onto Ffordd Llewelyn, bearing first left thereafter onto Ffordd Lerry. Bear right onto Ffordd Garmonydd and turn next right again passing the Park on the right-hand side. Follow the roadway around to the left, after which take the right-hand turning into the Adderley Bank cul-de-sac.

Ground Floor



First Floor



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