



## 67 Trefynant Park

Acrefair, Wrexham, LL14 3SS

Chain Free £279,950





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### Entrance

3'6" x 2'7" (1.09m x 0.80m)

Accessed via a composite door, the entrance hall provides access to the Snug Room, Lounge/Kitchen/Dining Area, and a convenient storage cupboard.

### Snug Room

9'10" x 8'7" (3.01m x 2.62m)

Featuring wood-effect laminate flooring, a UPVC double glazed window to the front elevation, and a double panelled radiator. Offers access to under-stairs storage with plumbing for a washing machine, an additional door to the driveway.

### Lounge/Kitchen/Dining Area

35'6" x 20'7" (10.83m x 6.29m)

A spacious and modern Open-Plan living space ideal for family life and entertaining. The Lounge area is carpeted and includes a UPVC double glazed window to the front elevation, Chimney breast with inset tiled hearth, two double panelled radiators, and ceiling light point. The Kitchen and Dining area is fitted with a range of wall and base units with marble-effect worktops, integrated dishwasher, stainless steel sink with mixer tap, integrated 'Beko' oven, and 'Cooke & Lewis' four ring hob with extractor fan above. Wood-effect laminate flooring flows through, and a UPVC double glazed window overlooks the rear garden. Patio doors from the Dining area open out onto the rear garden, complemented by ceiling light points and a wall-mounted radiator.

### Bathroom

6'6" x 5'6" (2.00m x 1.68m)

Fitted with a low flush WC, panelled bath with shower over and marble-effect UPVC panelling, sink with mixer tap set within a vanity unit, tiled flooring, double panelled radiator, ceiling light point and a frosted UPVC double glazed window to the side elevation.

### Landing

9'7" x 3'7" (2.94m x 1.10m)

With carpeted flooring, ceiling light point, double panelled radiator, and UPVC double glazed window to the side elevation. Doors lead to all three bedrooms, the shower room, and a sliding door opens into a loft-access storage room. Hatch access to the loft.

### Bedroom One

12'2" x 11'5" (3.73m x 3.48m)

Situated to the front of the property, this generous double bedroom includes carpeted flooring, ceiling light point, UPVC double glazed window, and a double panelled radiator.

### Bedroom Two

9'11" x 10'5" (3.03m x 3.20m)

A double bedroom located at the rear of the property, featuring carpeted flooring, a ceiling light point, UPVC double glazed window, and a double panel radiator.\*\*\*

### Bedroom Three

7'5" x 9'4" (2.27m x 2.86m)

Overlooking the rear garden, with carpeted flooring, UPVC double glazed window, ceiling light point and double panelled radiator.

### Shower Room

4'8" x 5'5" (1.43m x 1.67m)

Comprising a walk-in shower cubicle with marble-effect UPVC panelling, low flush WC, wall-mounted towel radiator, tiled flooring and ceiling light point.

### Front Garden

To the Front of the property there are laid to lawn gardens with mature shrubs and a stoned driveway providing Ample Off-Road Parking. The side access leads to the rear gardens and detached garage.

### Rear Garden

The Rear Gardens offer low-maintenance outdoor space featuring a decked seating area leading onto a lawned gardens, perfect for outdoor entertaining. Detached garage ideal for storage or workshop use.

### Additional Information

We have been advised by the Vendors that the property has undergone a full programme of renovation to include, New Boiler and radiators, Rewiring, Re-plastered, flooring, some Upvc windows and doors.

### Council Tax Band.

TBC

### Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

### To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or

contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Services.

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

### Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

### Floor Plan.

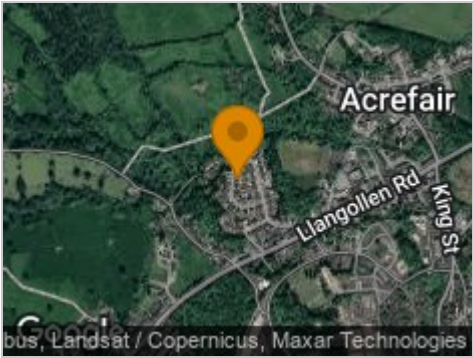
Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.



Road Map



Hybrid Map



Terrain Map



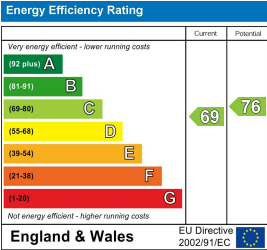
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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