



25

Wrexham | LL12 8AD

£375,000

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Located on Cavendish Square in Acton is this impressive four bedroom detached property that has been thoughtfully designed throughout.

The ground floor comprises of a welcoming entrance hallway, office lounge and dining room as well as a stylish kitchen fitted with smart appliances with additional dining space. To the first floor is four well-proportioned double bedrooms, with the principal room featuring fitted wardrobes. There is a contemporary three-piece suite which has been updated to a high standard, featuring a double walk-in shower.

Externally, the property benefits from having a driveway and a beautifully designed front garden which features on the popular TV show 'Garden Rescue', taking a Japanese-style approach. The property benefits from a generous, multi-tiered rear garden, thoughtfully landscaped to create a variety of usable outdoor spaces. A patio at the lower level flows around to either side of the house, with one side housing a wooden shed and sitting area, while the other houses a log store, EV charging point, door into the utility and gate to the front. Steps lead up to a lawn bordered by mature shrubs, planting, and established trees. An additional patio is located on the upper level, providing an ideal spot for outdoor dining and entertaining. The garden offers a pleasant sense of privacy and an attractive outlook, making it perfect for both relaxation and gardening enthusiasts.

Cavendish Square is located in the popular area of Acton in Wrexham which offers a range of local amenities and easy access to the A483 bypass for travel to Chester, Oswestry and further afield.

- FOUR BEDROOM DETACHED PROPERTY WITH EXTENSION
- CONTEMPORARY KITCHEN WITH UTILITY AND ADDITIONAL DINING SPACE
- DINING ROOM WITH SLIDING DOORS TO THE REAR
- LOUNGE WITH MULTI-FUEL BURNER
- OFFICE
- AMPLE BEDROOM SIZES
- GENEROUS GARDEN WITH A GREAT SENSE OF PRIVACY
- DRIVEWAY
- POPULAR AND CONVENIENT LOCATION
- MUST BE VIEWED TO BE APPRECIATED!



## **Entrance Hallway**

Welcoming entrance hallway accessed via Hardwood door with original parquet flooring, under the stairs storage, radiator, ceiling light point, doors off to lounge, kitchen and office. Stairs rising to first floor.

## **Lounge**

Featuring a multi-fuel burner set on a slate hearth with wooden mantle, ceiling light point, radiator, original parquet flooring, glazed wooden doors into the dining room and uPVC double glazed window to the front.

## **Kitchen/Breakfast Room**

A contemporary kitchen housing a range of wall, drawer and base units with complimentary worktop over, incorporating a 1.5 composite sink unit. A range of modern integrated appliances to include eye-level 'BOSCH' built-in oven and oven-microwave combo, induction hob with modern tilted extractor over and dishwasher. Wood effect parquet style flooring, uPVC double glazed window to the rear and door into the utility. Additional dining space with space for a dining table and fridge freezer and extra worktop space with wall and base units. UPVC sliding doors to the rear garden, modern full length radiator, recessed LED lighting throughout and door into the dining room.

## **Utility**

Useful utility space with plumbing and space for washing machine and tumble dryer, space for fridge freezer or additional white goods, uPVC double glazed external door to the side, ceiling light point, Velux sky light and continuation of wooden effect parquet style flooring.

## **Dining Room/Additional Sitting Room**

Versatile space with carpet flooring, radiator, ceiling

light point, doors into the lounge and uPVC sliding doors to the rear. Presently used as a formal dining area but could be used as an additional living space.

## **Office**

Versatile office space with modern radiator, ceiling light point, wood effect parquet style flooring and uPVC double glazed window to the front.

## **First Floor Landing**

With access to the loft, carpet flooring, uPVC double glazed window to the front elevation, cupboard housing the boiler and doors off to the bedrooms and bathroom.

## **Bedroom One**

UPVC double glazed window to the front elevation, radiator, ceiling light point, built-in wardrobes and carpet flooring.

## **Bedroom Two**

UPVC double glazed window to the rear elevation, radiator, ceiling light point and carpet flooring.

## **Bedroom Three**

UPVC double glazed window to the rear elevation, radiator, ceiling light point and carpet flooring.

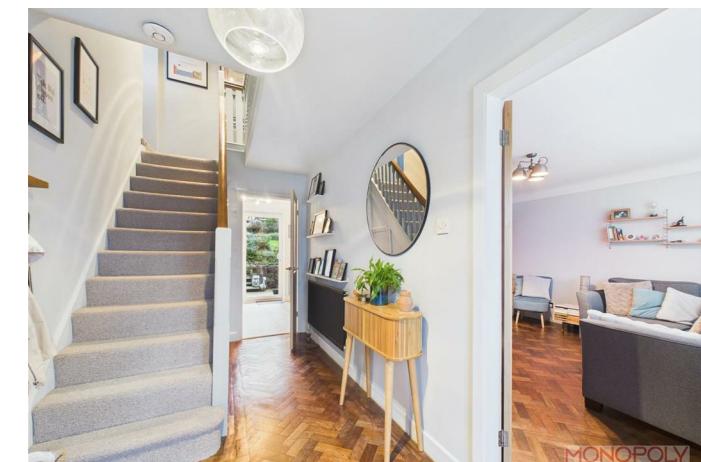
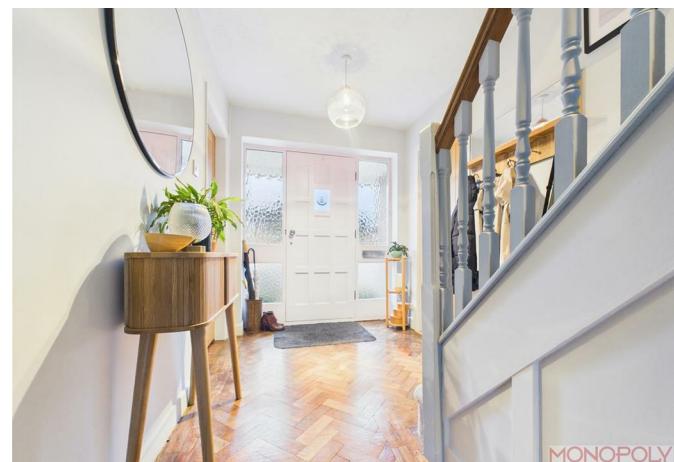
## **Bedroom Four**

UPVC double glazed window to the front elevation, radiator, ceiling light point and carpet flooring.

## **Bathroom**

A modern three-piece suite housing a low-level w.c and hand wash basin set in a combination vanity unit and double walk-in shower with rainfall shower head over and shower attachment. Fully tiled walls, wood effect flooring, ceiling light point, heated towel rail and extractor fan. UPVC double glazed window to the rear elevation.





## Outside

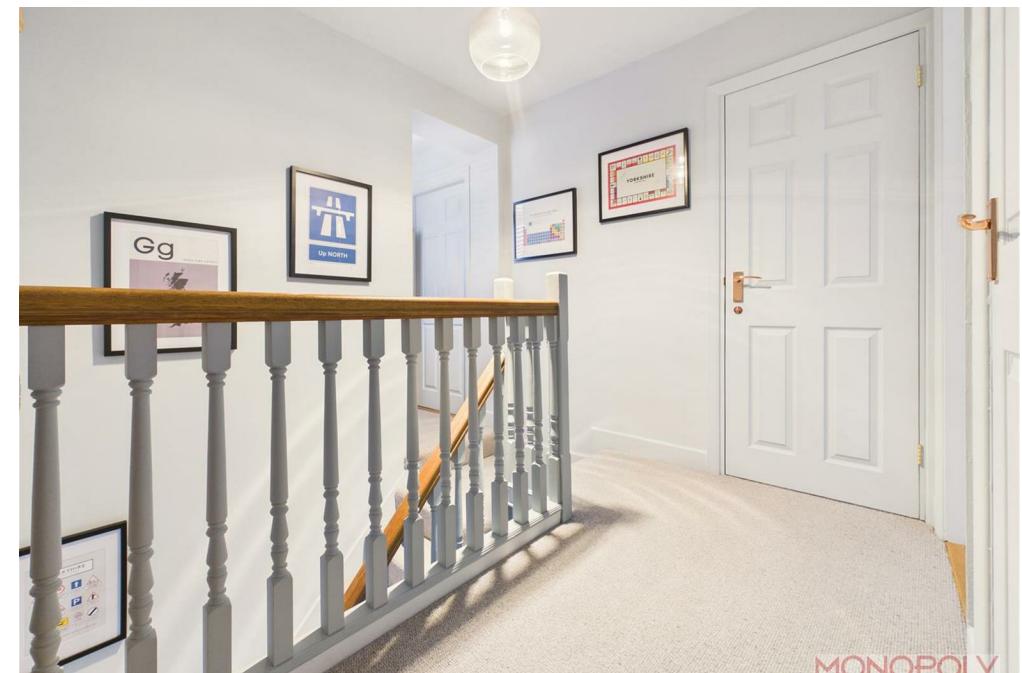
To the rear is an impressive tiered garden with a patio bordered by established shrubberies and raised beds, which wraps around both sides of the property. One side houses a storage shed, while the other provides an Electric Vehicle charging point, a gate to the front of the property, a pedestrian door offering access to the utility room, and a log store. Steps lead up to the second level, mainly laid to lawn with a slabbed path, which then leads to the third tier featuring a patio surrounded by mature trees and well-established shrubberies, creating a peaceful and private outdoor retreat.

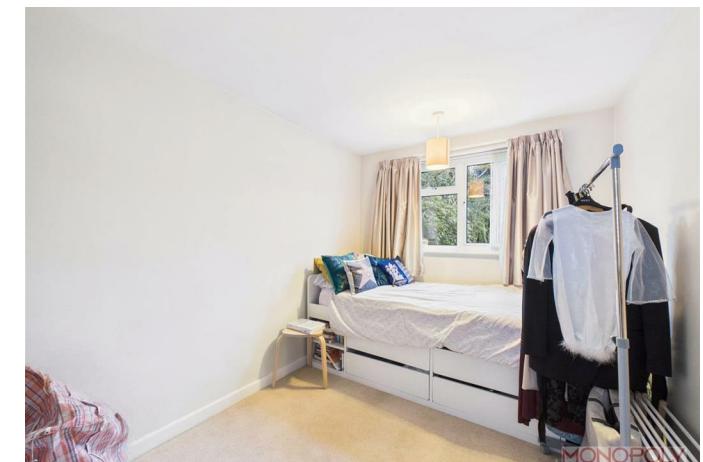
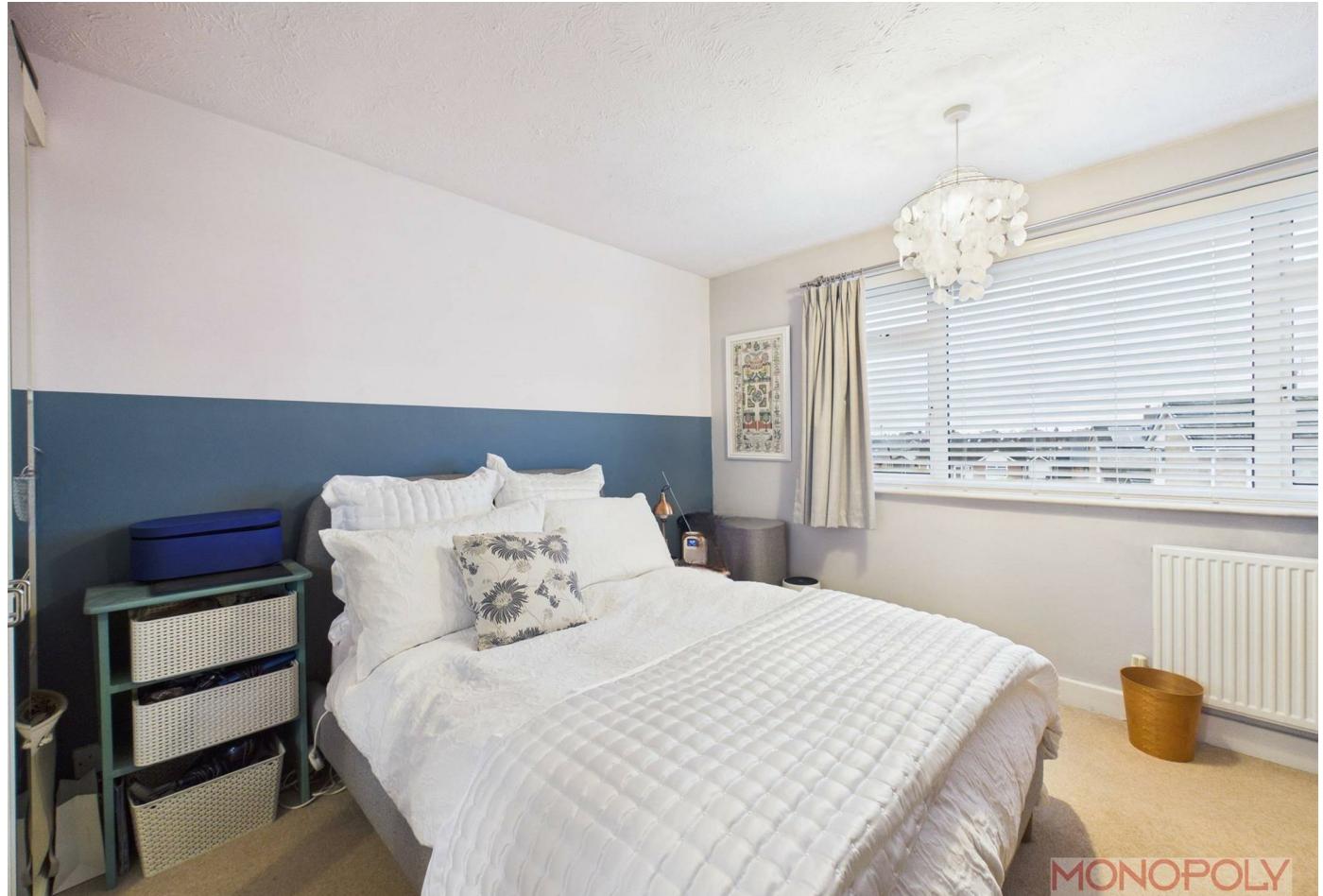
To the front is a Japanese-inspired garden, previously featured on Garden Rescue and described as 'captivating, elegant and dramatic.' The garden features raised beds, a stoned area and paved slabs. There is parking suitable for one vehicle.

## Important Information

**MONEY LAUNDERING REGULATIONS 2003** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.









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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(92 plus) A	B		77
(81-91) B	C		
(69-80) C	D	58	
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(11-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Prospective
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(11-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			



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