



69 Trefynant Park

Acrefair, Wrexham, LL14 3SS

Offers In The Region Of £230,000



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To The Front

To the front of the property, there is a lawned garden alongside off-road parking for approximately two to three vehicles.

Entrance Porch

The entrance porch features carpeted flooring, a door leading through to the lounge and access to a useful storage cupboard.

Living Room

A welcoming lounge area featuring a lovely feature fireplace, carpeted flooring and a double glazed window to the front elevation. Further features include a ceiling light point, single panelled radiator and doors leading to the inner hallway, kitchen and entrance porch. Sliding doors open through to the adjoining dining area, creating a versatile and sociable living space.

Dining Room

The dining area continues with carpeted flooring and features a ceiling light point, single panelled radiator and sliding doors leading through to the conservatory.

Conservatory

The conservatory features tiled flooring, double glazed windows surrounding the room and a glazed roof, allowing plenty of natural light to fill the space. Further features include a ceiling light point, double panelled radiator, electrical sockets and a television point.

Kitchen

The kitchen comprises vinyl flooring, a range of wall, base and drawer units, a breakfast bar and space for a cooker and fridge freezer. Further features include a stainless steel sink with mixer tap, a double glazed window to the front elevation, a single panelled radiator and a ceiling light point. A door leads through to the lounge, with a further door providing access to the side porch.

Side Porch

The side porch features vinyl flooring, a ceiling light point, a frosted double glazed window to the side elevation and a single panelled radiator. The property's boiler is also housed within this area.

Hallway

The inner hallway features carpeted flooring and a ceiling light point, with stairs rising to the first floor accommodation, doors leading off to the versatile additional reception room, bathroom, living and dining area.

Reception Room/ Bedroom Three

A versatile reception room which could also be utilised as an additional bedroom, offering flexible accommodation to suit a variety of needs. The room features carpeted flooring, a ceiling light point, a single panelled radiator, a double glazed window to the rear elevation and built-in storage cupboards with additional overhead storage.

Shower Room

The shower room comprises wood-effect laminate flooring, partially tiled walls complemented by UPVC wall panelling, and a walk-in shower cubicle with a sliding glass door. Further features include a wash hand basin with mixer tap, low-flush WC, double panelled radiator, ceiling light point and a frosted UPVC double glazed window to the side elevation.

Landing

The landing features carpeted flooring, a ceiling light point, access to the loft, a double glazed window to the side elevation and a single radiator. Doors lead off to both bedrooms.

Bedroom One

A generously sized double bedroom featuring carpeted flooring, two ceiling light points, a single panelled radiator, a double glazed window to the rear elevation and a range of built-in storage wardrobes.

Bedroom Two

A double bedroom featuring carpeted flooring, double glazed windows to both the rear and side elevations, a single panelled radiator and a ceiling light point.

Rear Garden

To the rear of the property, there is a lawned garden with paved pathways, providing a pleasant outdoor space with plenty of potential. The garden further benefits from a garage, offering useful storage or potential for use as a workshop, along with a wooden garden shed. Side access also provides additional practicality and access to the parking area.

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.

Tel: 01978 353000

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.

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.

Services.

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

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.

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.

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

Tenure

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

DISCLAIMER.

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.



Road Map



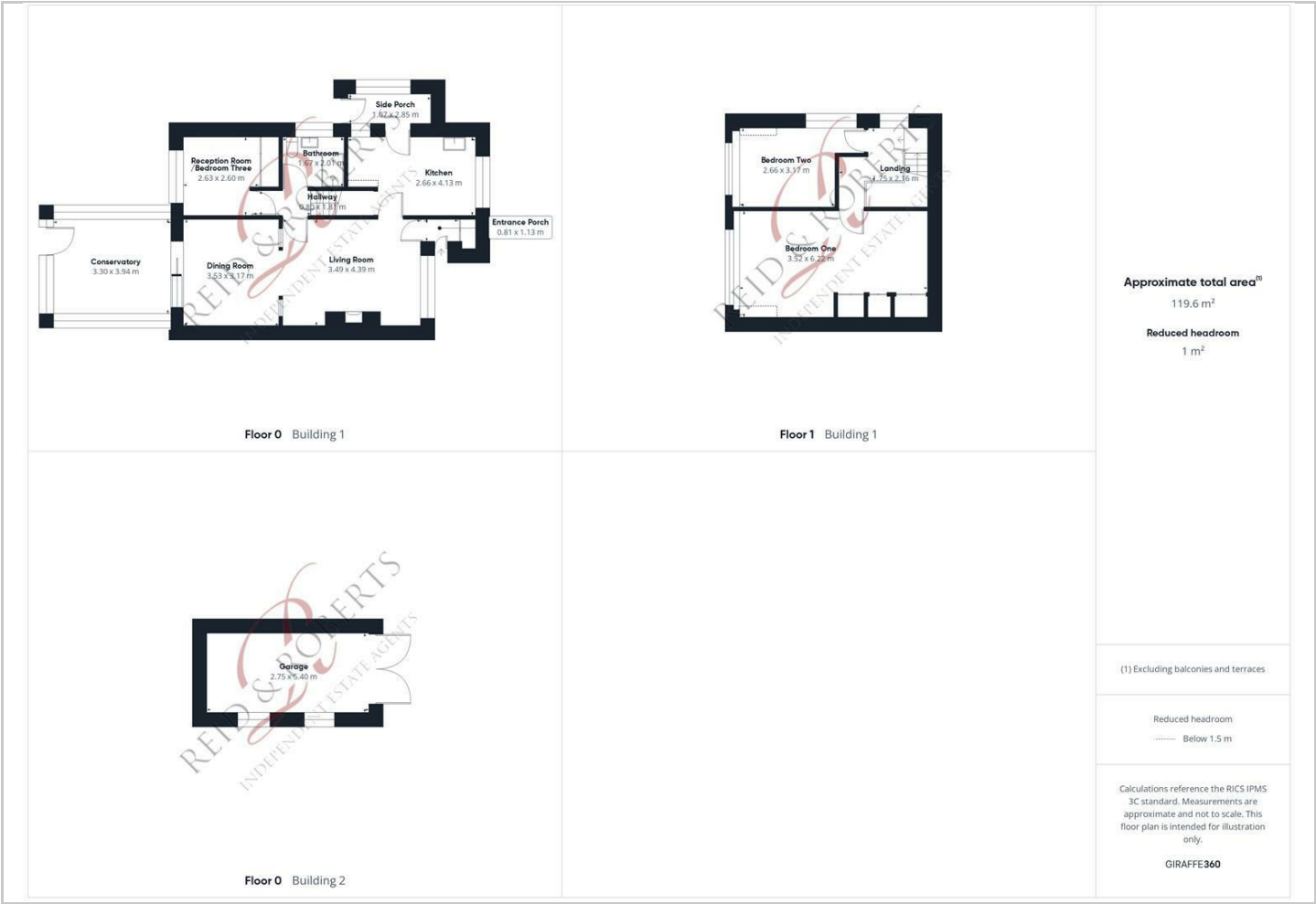
Hybrid Map



Terrain Map



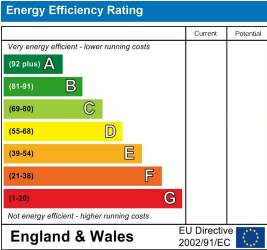
Floor Plan



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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