



## Trefynant Park, Wrexham LL14 3SW

### £230,000

Beautifully renovated three-bedroom semi-detached family home, presented in an immaculate condition throughout. The accommodation briefly comprises an entrance hall, spacious lounge and modern kitchen/dining area. To the first floor are three well-proportioned bedrooms and a stylish family bathroom. Externally, there are gardens to both the front and rear. The property is set back from the main road via a public footpath, with ample off-street parking available a short walk away. Located in the popular residential area of Trefynant Park, Acrefair, the property benefits from easy access to local amenities including shops and schools, as well as nearby attractions such as the World Heritage Site at Trevor. The A483 is just a short drive away, providing excellent road links to Wrexham, Chester, and Oswestry, while the scenic town of Llangollen can be reached in around ten minutes.

- IMMACULATE THREE BEDROOM SEMI-DETACHED HOME
- SPACIOUS LOUNGE WITH LOG BURNER
- MODERN FAMILY BATHROOM
- GARDENS TO FRONT AND REAR, ON-STREET PARKING NEAR BY
- OPEN PLAN MODERN KITCHEN/DINING AREA
- POPULAR RESIDENTIAL AREA NEAR WORLD HERITAGE SITE IN TREVOR
- ALL BEDROOMS WITH BUILT IN STORAGE



## Entrance Hall

UPVC double glazed door leads into entrance hallway with wooden laminate flooring, Panelled radiator with cover, two ceiling light points, cupboard housing meters, door to lounge and kitchen/dining.

## Lounge

UPVC double glazed bay window to the front elevation with blinds. Log burner sat on a slate hearth with inset wooden beam, storage cupboards and shelving. Wooden laminate flooring, ceiling light point, panelled radiator and door into hall.

## Open Plan Kitchen/Dining Room

Newly fitted and modern kitchen housing a range of wall, drawer and base units with quartz work surface over. Integrated appliances to include fridge freezer, dishwasher, electric oven, hob and extractor over. Breakfast bar area with Inset sink unit with quartz drainer, mixer tap and dishwasher. Door to under-stairs storage cupboard. Finished with laminate flooring, panelled radiator, ceiling light point plus recessed LED, uPVC double glazed window to the rear elevation and uPVC 'French' style doors to the rear garden area. Door leading to utility/downstairs WC.

## Utility/Downstairs WC

Will require work to finish this room.

## Landing Area

UPVC double glazed frosted window to the side elevation. Carpeted flooring, access to loft, ceiling light point and doors to bedrooms.

## Bedroom One

UPVC double glazed bay window to the front elevation. Housing a range of built in wardrobe space with clothing rails and shelving. Panelled radiator, carpet flooring and ceiling light point.

## Bedroom Two

UPVC double glazed window to the rear elevation. Housing built in storage with clothing rail, shelving and combination boiler. Carpet flooring, ceiling light point and panelled radiator.

## Bedroom Three

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

## Bathroom

Three piece suite comprising low-level WC, panelled bath with mains shower over and wash hand basin sat on a vanity unit. Splash-back tiling, heated towel rail, extractor, recessed LED lighting and uPVC double glazed window to the rear elevation.

## Outside

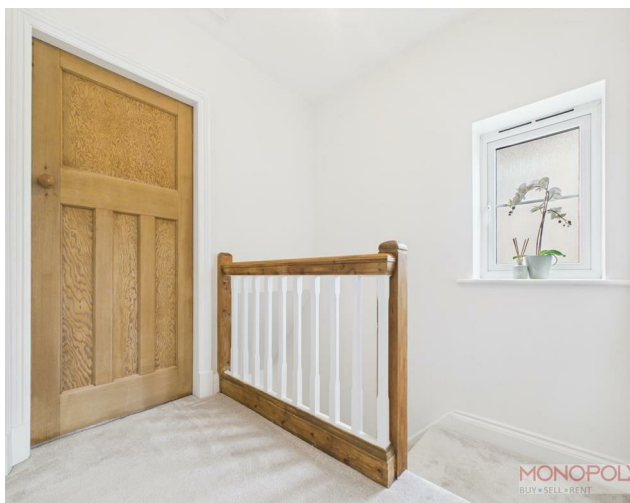
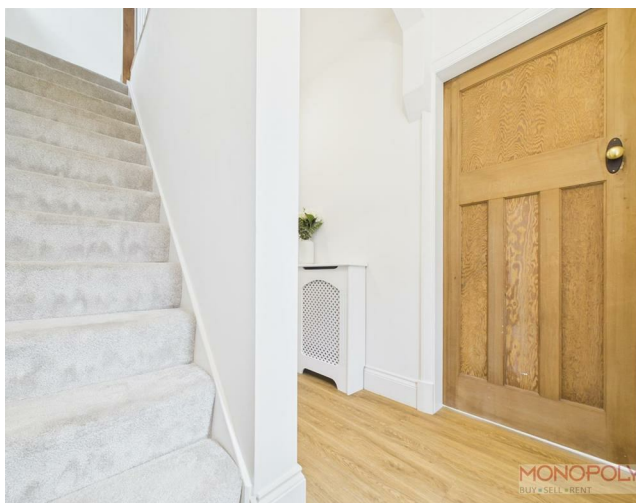
The property is set back from the road with pedestrian access via a footpath. Ample on-street parking is available just off Llangollen Road and Trefynant park. The front garden is generously sized, featuring a lawn and decorative stone areas, with a side pathway leading to the rear. The landscaped rear garden includes an Indian stone patio, lawn, decorative stone sections, and a raised border with established shrubs. Additional features include a timber storage shed, outside lighting, water tap, and fenced and brick-walled boundaries for privacy.

## Important Information

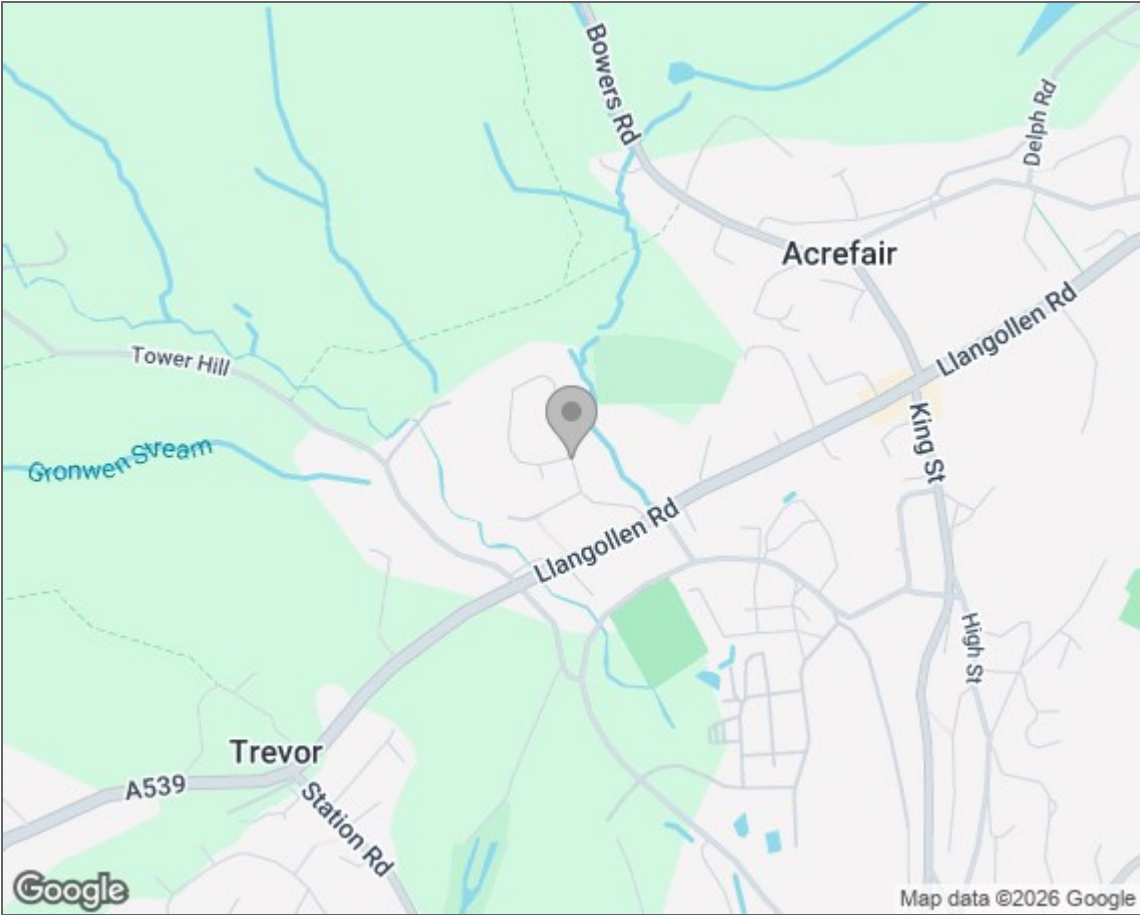
Please see key facts for tenants via web link











| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         | 81        | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   | 64                      |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

