



Cae'r Efail, Wrexham LL14 3SE

£330,000

Situated in the popular village of Acrefair, near Llangollen, this attractive detached family home offers spacious and versatile accommodation in a convenient yet picturesque location.

The property comprises an inviting entrance hall, spacious lounge, well-appointed kitchen/diner, utility room and downstairs WC. The former garage has been thoughtfully converted to create an additional reception room, ideal as a family room, home office or playroom.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, together with a modern family bathroom.

Externally, the property benefits from off-road parking for two vehicles and an attractive enclosed rear garden featuring a lawn and patio area, perfect for outdoor entertaining.

- FOUR BEDROOM DETACHED FAMILY HOME
- PRINCIPLE BEDROOM WITH ENSUITE
- SOUGHT AFTER LOCATION
- KITCHEN/DINER
- OFF ROAD PARKING FOR TWO VEHICLES
- VIEWINGS HIGHLY RECOMMENDED



Entrance Hallway

UPVC door, radiator, herringbone patterned flooring, doors to

Living Room

Built in media wall with shelving and cupboards and built in electric fireplace, bay window to front, radiator, carpet flooring

Reception Room

Double glazed window to front, radiator, herringbone patterned flooring

Kitchen/Diner

U-Shaped kitchen layout providing generous worktop space, range of wall base and drawer units, wood effect worktops, sink and drainer unit, full-height storage cupboards, decorative mosaic-style splashback, stone effect floor tiling, space for dining table, radiator, double glazed window to rear, patio doors to back garden, door to

Utility

Range of wall base and drawer units, full-height cupboard housing Combi Worcester Boiler, space for washing machine and tumble dryer, stainless steel sink unit, door to rear garden

Downstairs W.C

Low level W.C, wash hand basin with cupboard under, herringbone patterned flooring, double glazed frosted window to side

First Floor Landing

Double glazed window to side, storage cupboard, carpet flooring, doors to

Bedroom One

Double glazed window to rear, radiator, carpet flooring, door to

Ensuite

Low level W.C, wash hand basin with cupboard under, walk-in shower, radiator, double glazed frosted window to rear

Bedroom Two

Double glazed window to front, radiator, carpet flooring

Bedroom Three

Double glazed window to rear, radiator, carpet flooring

Bedroom Four

Double glazed window to front, radiator, carpet flooring

Bathroom

Low level W.C, wash hand basin, panelled bath with shower over, tiled walls, heated towel rail, double glazed frosted window to front

Outside

To the front is a driveway for two vehicles and lawned area with shrubs.

To the rear is a enclosed rear garden with paved patio area, lawn area, mature planted borders with a variety of shrubs and flowering plants, raised planting beds

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.

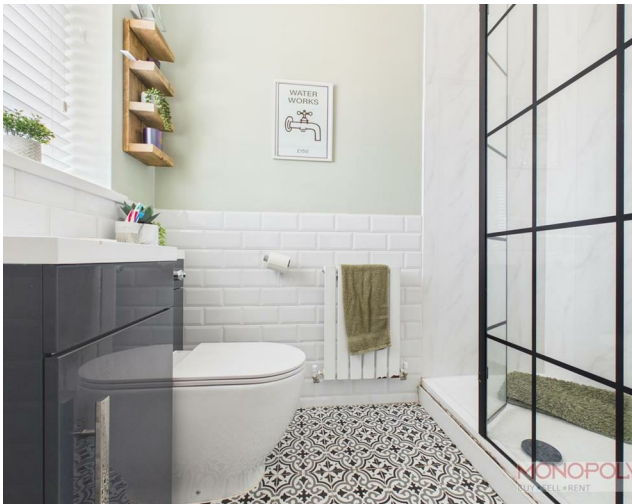
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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



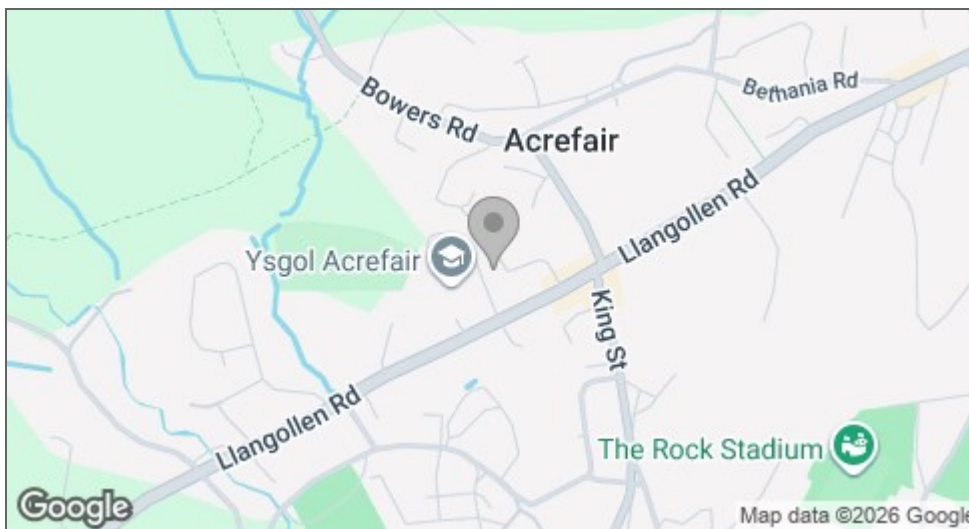
travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend 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.











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