

BOWEN

PROPERTY SINCE 1862



Offers in the region of £450,000

3 Bedrooms 2 Bathrooms

26 Richmond Road, Little Acton,
Wrexham LL12 8AB

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General Remarks

A detached dormer bungalow situated in a sought after location recently renovated and extended in an attractive contemporary style with high quality unused fittings to include entrance hall, cloakroom, 38' x 22' (maximum) open plan living/dining/"AEG" integrated kitchen, utility, two double ground floor bedrooms and bathroom, first floor master bedroom with en-suite and dressing area. New everything. Double tandem garage. Gardens need finishing. NO CHAIN.

This detached dormer bungalow has recently been the subject of an extensive programme of renovation and extension in a contemporary style. Works have included a re-tiled roof; PVCu framed double glazed windows with fitted Venetian Shutters; porcelain tiled floors; grey panelled internal doors with satin furniture; rewiring with black switches & sockets; grey-toned column-style radiators from a new "Worcester" combi boiler; replacement sanitaryware, whilst the rear extension with lantern windows has made a stunning open plan 38' x 22' living/dining room/kitchen with grey units, contrasting granite work surfaces and a full range of "AEG" integrated appliances. The interior has been unused since the renovation was completed. Outside the property occupies a level plot with a side drive to a tandem Double Garage. The gardens require completion. INTERNAL INSPECTION A MUST to appreciate the quality of this refurb.



Location: The property is situated in a sought after area just off Chester Road a few hundred yards from the Little Acton Shopping Parade. Other local amenities include the popular Wats Dyke and Acton Primary Schools, The Acton Park Pub/Restaurant and Acton Park itself. The city centre lies about a mile away and Gresford roundabout half a mile, from where there is dual carriageway to Chester (9 miles) and the motorway network.

Constructed of brick-faced external cavity walls beneath a predominantly tiled roof with single storey flat roofed extension with lantern windows to the rear.

Accommodation

On The Ground Floor:

Open Plan Ground Floor: Viz:

Hall Area: 14' 2" x 8' 7" (4.31m x 2.61m) maximum. With staircase leading off having glazed balustrade and step-lighting. Grey toned column radiator. Porcelain tiled floor. Double power point.

Cloakroom: 5' 8" x 2' 7" (1.73m x 0.79m) Newly fitted two piece white suite comprising a vanity wash hand basin and w.c. with concealed cistern. Colum radiator.

Bedroom 2: 16' 8" x 12' 5" (5.08m x 3.78m) Colum radiator. Four double power points. Television aerial point.

Bedroom 3: 12' 10" x 10' 3" (3.91m x 3.12m) To the face of a range of built-in wardrobes with sliding doors. Two over-bed lights. Colum radiator. Three double power points. Television aerial point. Pendant light point.

Open Plan Living/Dining Room/Kitchen: 38' 7" x 22' 6" (11.75m x 6.85m) and 11' 10" (3.60m). Fitted book-shelving to the Dining Area. Remote controlled living flame log fire with a television above and 14' (4.26m) wide bi-folding doors to the rear garden from the Living Area. Electric blinds to two windows and the bi-fold doors. Inset and pendant lighting. The Kitchen Area is fitted with ranges of high gloss base units with contrasting white granite work surfaces incorporating a one-and-a-half-bowl Belfast sink with monobloc "Quooker" water tap set into a range of ten-doored base units and a wine-rack with extended work surface, beneath which there is an integrated dishwasher. Adjoining tall range of five units, one with an "AEG" fridge and separate freezer and another with a combination oven and double oven beneath. Island unit with cupboard and drawer storage beneath and an inset induction hob with integrated extraction. Two tall column radiators. Security-style side door. Smoke and carbon monoxide alarms. Five double power points exposed with concealed spurs for appliances.

Utility Room: 11' 10" x 10' 5" (3.60m x 3.17m) With matching units including an inset one-and-a-half-bowl Belfast sink having monobloc mixer tap attachment inset into a range of five-doored base units and one drawer pack with extended work surfaces, beneath which there is an "AEG" washing machine and tumble dryer. Three-doored suspended wall units, one concealing the "Worcester" combination gas-fired central heating boiler. Tall broom cupboard. Colum radiator. Three double power points exposed with concealed spurs for appliances. Inset ceiling lighting.









Bathroom: 11' 8" x 9' 4" (3.55m x 2.84m) Fitted four piece white suite comprising a panelled bath with monobloc mixer tap and shower attachment, close coupled w.c., 6'5" (1.95m) shower tray with side screen and mains cascade shower, and wash hand bowl with monobloc mixer tap attachment. Wall-light point. Tall column radiator. Velux double glazed roof-lights. Water-proof boarded walls. Electric shaver point. Inset ceiling lighting. Extractor fan.

On The First Floor:

Landing: 6' 4" x 4' 7" (1.93m x 1.40m) Double power point. Glass balustrade.

Bedroom 1: 16' 6" x 11' 8" (5.03m x 3.55m) Eaves storage. Three double power points. Two over-bed lights. Inset ceiling lighting.

En-Suite Shower Room: 9' 6" x 4' 5" (2.89m x 1.35m) Full width tray with screen wall and mains thermostatic cascade shower, vanity wash hand bowl and w.c. with concealed cistern. Tall column radiator. Water-proof boarded walls. Inset ceiling lighting. Extractor fan. Electric shaver point.

Dressing Area: 9' 1" x 5' 1" (2.77m x 1.55m) With fitted drawer storage unit. Inset ceiling lighting. Access point to part-boarded loft storage area.

Outside: The plot is generally level. From the adopted highway frontage, a gated hard-surfaced drive leads to an attached Tandem Double Garage 30' x 8'8" (9.14m x 2.64m) fitted with an electric up and over door and side personal door to the rear garden.

The front garden area is predominantly grassed with shrubbery borders. To the rear there is a base for a Patio and a concreted base for a large Garden Room. The rear garden is again predominantly lawned with specimen fruit trees and shrubs. The gardens require completion.

Services: All mains services are connected subject to statutory regulations.

The central heating is a conventional radiator system effected by the "Worcester" gas-fired boiler concealed within the units in the Utility Room.

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Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Agent's Note: The furnishings in the Living Area are available by negotiation.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - Awaited.

Council Tax Band: The property is valued in Band "E".

Directions: For satellite navigation use the post code LL12 8AB. Leave the city centre on Chester Road. Proceed for a distance of approximately one mile until passing the Garden Village shopping parade on the left and then continue down the hill until turning right onto Smithy Lane opposite the Smithy View Service Station on the left. Proceed to a roundabout at which turn right onto Box Lane. Take the second right into Richmond Road. The property will then be seen on the right-hand side.

