



81

Wrexham | | LL12 8JE

£320,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

MONOPOLY

BUY ■ SELL ■ RENT



81

Wrexham | | LL12 8JE

Situated within a cul-de-sac in the popular residential area of Little Acton is this four bedroom detached family home, offering well-proportioned and versatile accommodation throughout. In brief, the property comprises an entrance hallway, downstairs WC, spacious living room, separate dining room and a kitchen with utility room off, providing ample and practical ground floor living space. To the first floor, the landing leads to four bedrooms, three of which are doubles, along with a family bathroom. Externally, to the front there is a driveway providing off-road parking for two vehicles, alongside a lawned garden with established shrubs. A pathway to the side leads to the rear garden, which is equally well-established and enjoys a good degree of privacy, featuring lawned areas, a decked seating space, paved patio sections and a timber shed, creating an ideal setting for outdoor entertaining. Ffordd Garmonydd is a sought-after location, particularly with families, due to its close proximity to a range of local amenities including schools, shops and eateries. Acton Park is just a short distance away, offering scenic walks and open green space, while a children's play area is also within easy walking distance. The property further benefits from excellent transport links, with the A483 providing convenient access to Wrexham, Chester and the wider North West.

- FOUR BEDROOM DETACHED FAMILY HOME
- ENTRANCE HALL AND DOWNSTAIRS WC
- LIVING ROOM AND SEPARATE DINING AREA
- KITCHEN WITH SEPARATE UTILITY AREA
- GENEIOUS BEDROOMS WITH BUILT IN STORAGE
- BOILER SERVICED EVERY YEAR
- DRIVEWAY AND GARAGE
- LANDSCAPED FRONT AND REAR GARDENS
- CUL-DE-SAC LOCATION
- SOUGHT AFTER RESIDENTIAL AREA OF LITTLE ACTON



Entrance Hallway

UPVC double glazed door leads into entrance hallway with tiled floor, radiator ceiling light point and doors into downstairs WC and living room.

Downstairs WC

Two piece suite comprising low-level WC and wash hand basin. Chrome heated towel rail, tiled floor, ceiling light point and uPVC double glazed window to the front elevation.

Living Room

Spacious living room with uPVC double glazed window to the front elevation. Wall mounted gas fire, carpeted flooring, radiator, ceiling light point, door into dining room and stairs to first floor.

Kitchen

Housing a range of wall, drawer and base units with complimentary work surface over incorporating a 1.5 stainless steel sink with mixer tap over. Integrated appliances to include dishwasher, double electric oven, grill, gas hob and extractor over. Space for American style fridge freezer. Ceiling light point, tiled flooring, splash-back tiling, radiator, uPVC double glazed window to rear, doors to utility and dining room.

Dining Room

UPVC double glazed French doors to garden area. Wooden laminate flooring, radiator and ceiling light point.

Utility

Space and plumbing for both a washing machine and tumble dryer with work surface over. Cupboard space, tiled flooring, ceiling light point, uPVC double glazed frosted window to the rear and door to side.

Landing Area

Airing cupboard with shelving, access to loft, carpeted flooring, ceiling light point, doors for four bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the front, fitted wardrobes and shelving, ceiling light point, panelled radiator and carpeted flooring.

Bedroom Two

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

Bedroom Three

UPVC double glazed window to the rear. Built in storage cupboard, carpeted flooring, ceiling light point and panelled radiator.

Bedroom Four

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

Bathroom

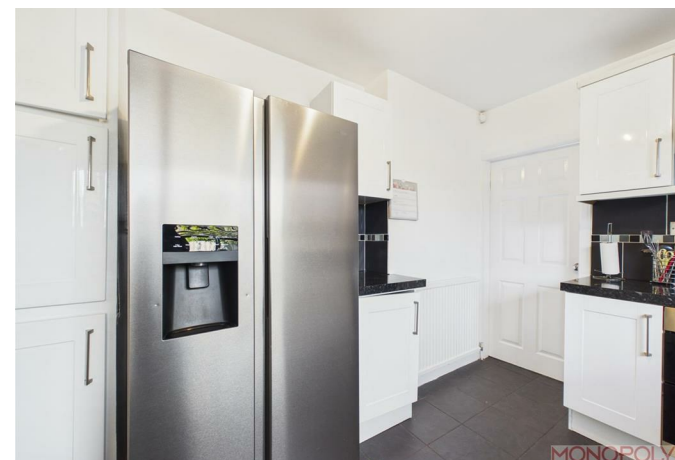
Three piece suite comprising low-level WC, pedestal wash hand basin and a 'P' shaped panelled bath with electric shower over. Vinyl flooring, tiled walls, ceiling light point and uPVC double glazed window to the rear.

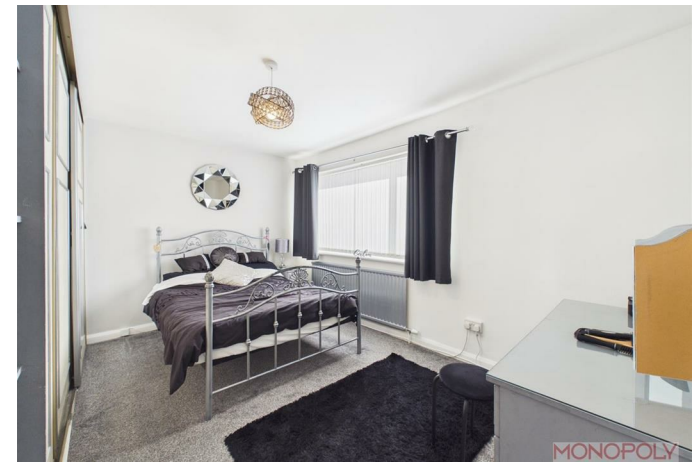
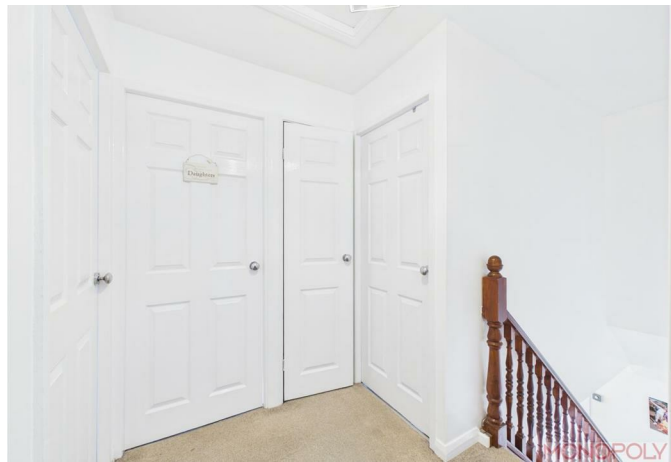
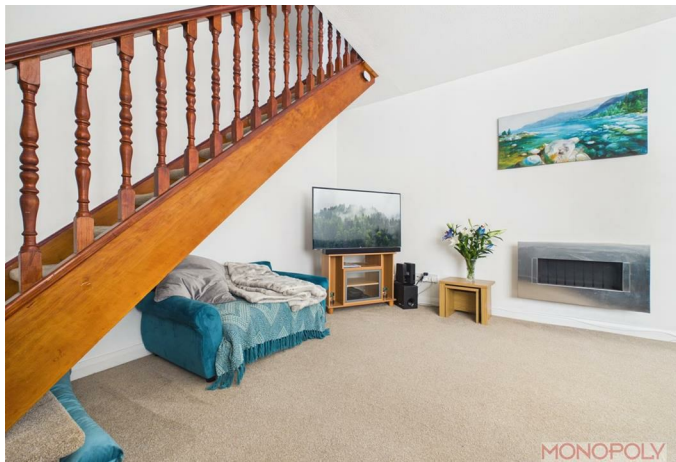
Garage

Up and over door, additional side access door, power, lighting, electrical box and wall-mounted boiler.

Outside

To the front there is a concrete driveway and a lawned garden area with established shrubberies and trees. There is access alongside the home to the rear.





There is a landscaped and generously sized rear garden area comprising lawned garden area, paved areas and pathway, decked seating area, slate chippings, established shrubberies and trees. There is a timber shed with power, tap, lighting and fencing to the boundaries offering security and privacy.

Additional Information

The property has been maintained and improved over the years with the boiler being serviced annually. There is a mains alarm system and a Hive smart heating system installed. The fridge freezer is plumbed in providing water and ice.

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.

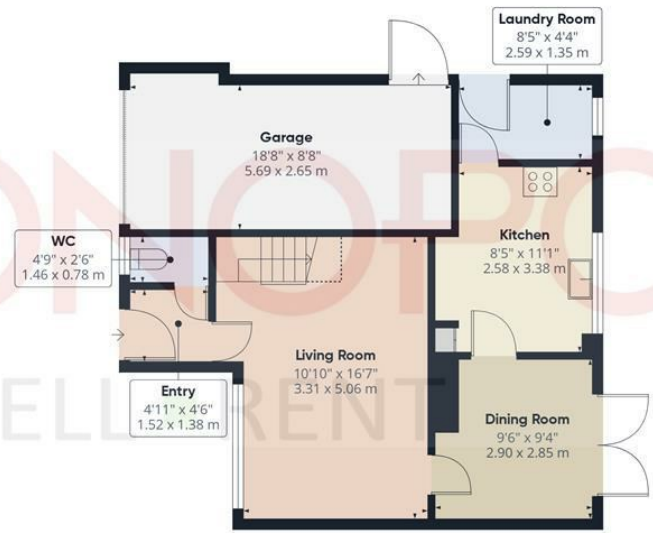
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of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



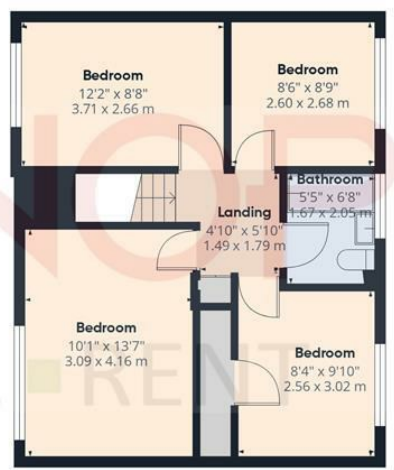




MONITOR ONLY
BUY - SELL RENT



Ground Floor



Floor 1



Approximate total area⁽¹⁾
1127 ft²
104.6 m²

Reduced headroom
13 ft²
1.2 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Future	Future	Current	Future	Future
Very energy efficient - lower running costs (92-100) A			Very environmentally friendly - lower CO ₂ emissions (82-91) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(21-34) E		
(21-38) F			(11-20) F		
(1-20) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY[®]
BUY ■ SELL ■ RENT