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# Wingetts

More than just estate agents

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**Elm Grove, Trefynant Park, Acrefair, LL14 3SW**

**Price £299,950**

A substantial two-bedroom detached home set within mature, well-established gardens, benefiting from gated private parking and a garage. Elm Grove combines a wealth of traditional character features with generous family living accommodation. The ground floor comprises a spacious lounge, separate dining room, fitted kitchen, utility room, and a convenient WC. To the first floor are two exceptionally large bedrooms, offering potential to be reconfigured to create additional bedrooms if required, together with a family bathroom. Externally, the property enjoys a private gated driveway to the front, providing ample off-road parking. The attractive garden feature extensive lawned area and mature shrub borders, leading to the garage. To the rear is a private enclosed tiered garden with paved seating areas. Offered for sale with no onward chain.

## Location

The village of Acrefair, provides a most pleasant and convenient residential location approximately four miles from Llangollen and seven miles from Wrexham. The village centre and the nearby villages of Trevor and Cefn Mawr provide an excellent range of local amenities including primary schools, social amenities and shopping. A regular public transport service and good road links provide easy daily connections to the commercial and industrial centres throughout the area.

## Accommodation

Composite entrance door opens into:-

### Entrance Hall

Welcoming entrance hall with wide staircase rising to the first floor, understairs storage cupboard and additional useful store room.

### Lounge

A bright and spacious reception room, flooded with natural light from the large walk-in bay window to the front and two additional side windows, fireplace and radiator.

### Dining Room

Bay window to the front elevation, allowing an abundance of natural light, radiator.

### Kitchen

Fitted range of base and wall units with work surface areas incorporating sink unit, slot in cooker, space for under counter fridge and freezer, three windows, part tiled walls.

### Utility & W.C

Plumbing for washing machine, space for dryer, window to rear, external door to garden, door to ground floor w.c.

### On The First Floor

The impressive staircase rises to the first-floor landing, which is enhanced by attractive coloured glazed windows to both the front and rear elevations. The spacious landing provides access to all rooms and benefits from a useful airing cupboard.

### Bedroom One

A generous sized room benefiting from a large front-facing window and two further side windows, creating a bright and airy feel, with radiator.

### Bedroom Two

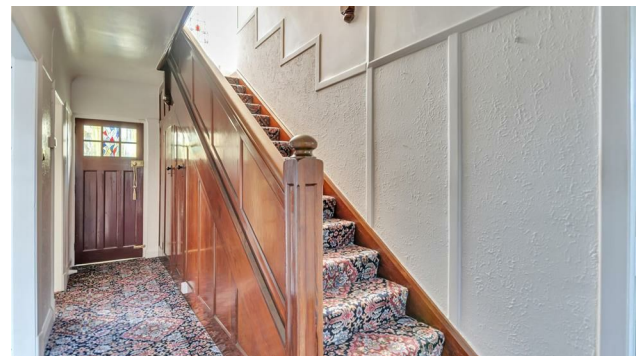
Large double bedroom with a window to the front elevation, providing plenty of natural light, and radiator.

### Bathroom

Bath with shower over, w.c, wash hand basing, window to rear, radiator, cupboard housing the gas combination boiler.

## Outside

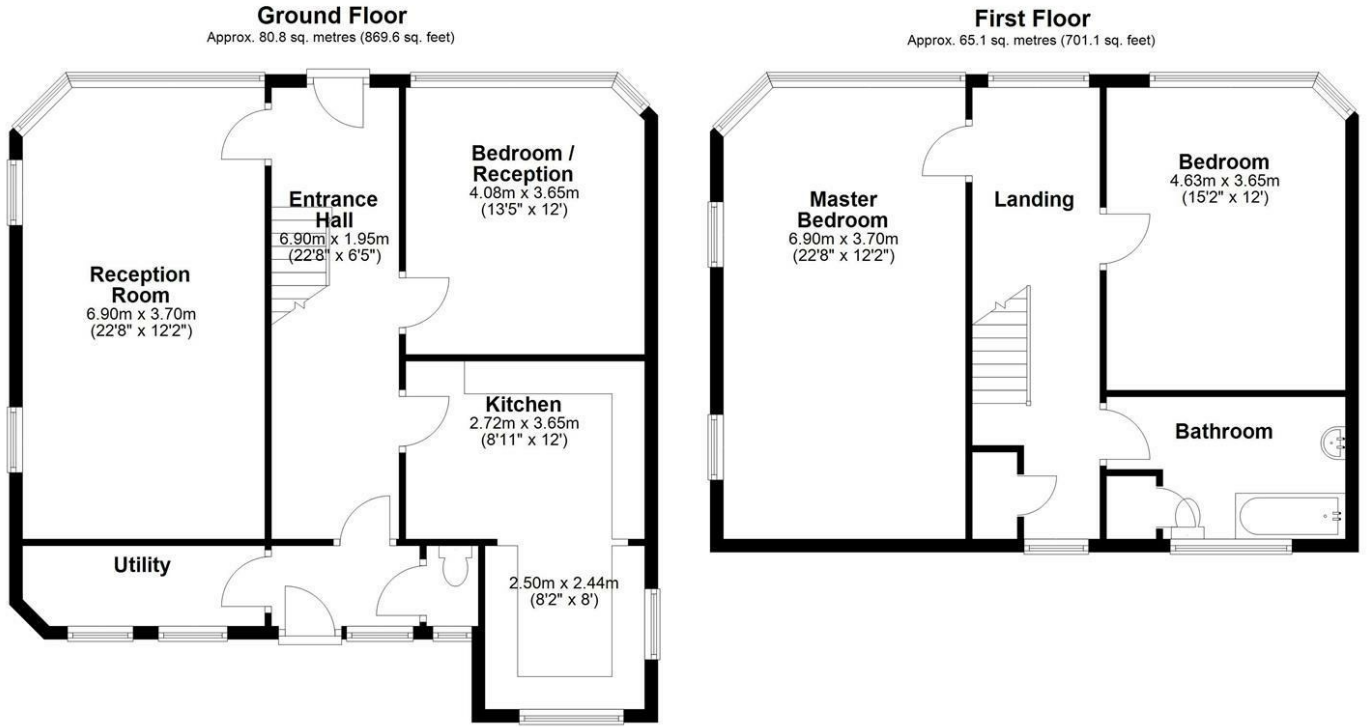
Externally, a gated entrance leads to a private driveway providing ample off-road parking. The front garden is predominantly laid to lawn with mature shrub borders and gives access to the garage, which benefits from double doors to the front and a personal access door to both the front and rear. The enclosed rear garden is paved throughout, providing a low-maintenance outdoor space.



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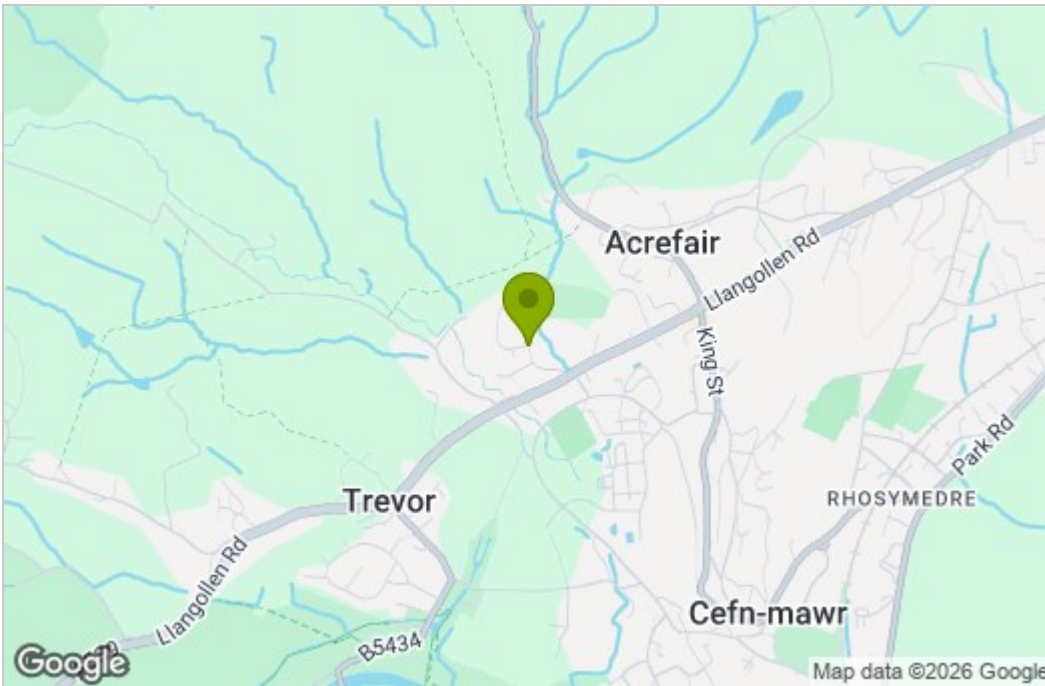
# Floor Plan



Artists impression, for illustration purposes only. All measurements are approximate.  
Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com).  
Direct Dial 07973 205 007  
Plan produced using PlanUp.

## Elm Grove

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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