

# Town & Country

Estate & Letting Agents

Hampden Way, Acrefair, Wrexham

£110,000



A two-bedroom mid-terraced home on Hampden Way with spacious accommodation, including a conservatory and loft room. Features include a dual-aspect living room, fitted kitchen, two double bedrooms, first-floor bathroom, front lawn, rear garden with brick outbuilding, and UPVC double glazing throughout.

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## DESCRIPTION

A two-bedroom end-terraced property located on Hampden Way, offering spacious accommodation with the added benefit of a conservatory and loft room. The property features a dual-aspect living room, fitted kitchen, two double bedrooms, and a first-floor bathroom. Externally, there are lawns to the front, a rear garden with a brick outbuilding, and UPVC double glazing throughout.

**\*\* Ideal Investment Opportunity \*\***



## LOCATION

Acrefair is a well-connected village on the edge of the Dee Valley, offering a mix of countryside charm and convenience. Just a short drive from Wrexham, it provides local shops, schools, and regular bus and rail links via nearby Ruabon station. Close to the Pontcysyllte Aqueduct and scenic canal walks, Acrefair is ideal for those seeking a peaceful setting with easy access to major roads, Chester, and North Wales attractions.



## ENTRANCE HALL

Accessed via a UPVC opaque double-glazed front door, opening into a hall with a side window, staircase to the first floor, a door to the living room, and an open walkway leading to the kitchen.



## LIVING ROOM

19 x 11'2

Spacious dual-aspect room with UPVC double-glazed French doors to the front and patio doors to the rear garden. Features a cast-iron solid-fuel stove set beneath a beam mantle.



## KITCHEN

12'1 x 7'5

Fitted with a range of wall, base, and drawer units with work surfaces incorporating a stainless steel 1½ bowl sink with mixer tap. Space for a cooker and plumbing for a washing machine. Ceramic tiled flooring, a window overlooking the rear elevation, and an open walkway leading into the conservatory.



## CONSERVATORY

10'9 x 8

Constructed with a UPVC double-glazed frame and ceramic tiled flooring, featuring French doors opening onto the garden.

## FIRST FLOOR LANDING

Window to the side elevation. Doors leading to two bedrooms and the bathroom, with stairs rising to the loft.



## BEDROOM ONE

10'8 x 9'9

Includes an airing cupboard, radiator, and rear-facing window.



## BEDROOM TWO

10'8 x 8'6

Front-facing window and radiator.



## LOFT ROOM

(Assumed not to have building regulations approval.) Two skylights facing the rear elevation.



## BATHROOM

6'4 x 5'2

Fitted with a panelled bath and electric shower over, low-level WC, and vanity wash basin unit. Opaque rear window and partially tiled walls.



## EXTERNALLY

The property has lawned gardens enclosed by timber picket fencing to the front and side.

To the rear laid mainly to lawn with a brick-built outbuilding.



## Services

The agents have not tested any of the appliances listed in the particulars.

Freehold

Council Tax Band B (£1706 Per Year)

## To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

## Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

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