Town & Country
Estate & Letting Agents

Trefynant Park, Wrexham

Offers In Excess Of £180,000

Situated in a sought-after area with excellent access to Wrexham, Llangollen, and major transport links, this three-bedroom semi-detached dormer offers gas central heating, UPVC double glazing, and scope for modernisation. The layout includes an entrance hall, living room, dining room, kitchen, ground floor bedroom, shower room, and two first-floor bedrooms, plus front and rear gardens, a driveway, and a detached garage.

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DESCRIPTION

Located in a popular area with easy access to Wrexham, Llangollen, and the local motorway network, as well as a range of day-to-day amenities, this three-bedroom semi-detached dormer property benefits from gas central heating and UPVC double glazing but would benefit from a degree of modernisation. Accommodation briefly comprises: entrance hall, living room, dining room, kitchen, ground floor bedroom, and shower room, with stairs leading to two further bedrooms on the first floor. Front and rear gardens, driveway, and detached pre-fabricated garage complete the property.

LOCATION

Acrefair is a well-connected village between Wrexham and Llangollen, offering a blend of rural charm and convenience. Surrounded by beautiful countryside and close to the UNESCO-listed Pontcysyllte Aqueduct, the area has local shops, schools, and excellent transport links via the A483 and nearby Ruabon railway station.

ENTRANCE HALL

The property is entered through an opaque UPVC double-glazed front door, which opens into an entrance hall with a cloaks cupboard and an internal door leading to the living room.

LIVING ROOM

14' x 11'3

Featuring a front-facing window with a radiator below, an exposed brick fireplace with gas fire, and an arched opening to the dining room. Doors lead to the kitchen and the inner hallway.

DINING ROOM

11'3 x 10'5

With a radiator and patio doors opening onto the rear garden.

KITCHEN

13'2 x 8'2

Fitted with light oak-effect wall, base, and drawer units complemented by display cabinets. Work surfaces house a stainless-steel single drainer sink unit with mixer tap and tiled splashback. The floor is ceramic-tiled, and the walls are partially tiled. A front-facing window has a radiator below, and a double-glazed door opens to the property's side elevation.

INNER HALLWAY

With doors leading to the ground floor bedroom, shower room, and stairs rising to the first-floor accommodation.

GROUND FLOOR BEDROOM

9'9 x 8'2

Rear-facing window with radiator below.

SHOWER ROOM

6' x 5'2

Installed with a corner shower enclosure with electric shower, a vanity unit incorporating a dual-flush low-level WC, and a wash hand basin with mixer tap. The floor is ceramic-tiled, the walls are fully tiled, and there is an opaque side-facing window.

FIRST FLOOR LANDING

With a radiator, side-facing window, and doors to both first-floor bedrooms.

BEDROM ONE

14'1 x 11'6

Rear-facing window, radiator, and door to storage space with access to the roof void.

BEDROOM TWO

8'6 x 8'2

A double-aspect room with windows to the rear and side elevations, and a radiator.

EXTERNALLY

To the front is a lawned garden with a driveway running along the left-hand side of the property, leading to the rear garden and a detached pre-fabricated garage. The rear garden features a paved patio and is mainly laid to lawn, with panel-fenced boundaries.

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.
Tenure: Freehold
Council Tax Band D £2,193.00

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

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

Mortgage Advice (Wrexham)

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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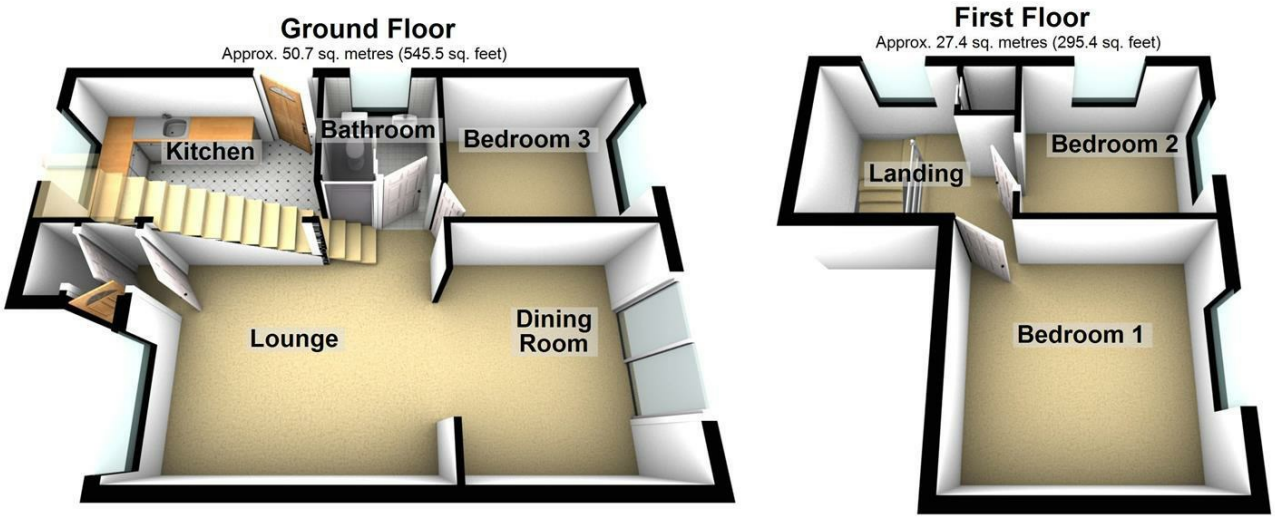
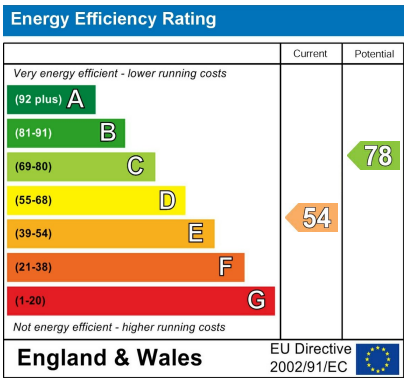


Total area: approx. 78.1 sq. metres (840.9 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.