Town & Country
Estate & Letting Agents

Llangollen Road, Wrexham

£320,000









A beautifully renovated and characterful home situated in the popular village of Acrefair, offering a wonderful combination of traditional charm and contemporary living.

The property has undergone an extensive programme of improvements, including a brand-new kitchen and bathroom, replacement windows, new internal doors, composite front and rear doors, and stylish flooring and carpets throughout. The ground-floor accommodation comprises a welcoming entrance porch and hallway, a spacious and beautifully appointed kitchen and dining area featuring elegant dusk blue cabinetry and white marble-effect quartz worktops, and a charming living room boasting original exposed ceiling beams and a decorative log burner.

A separate utility room, complete with matching cabinetry, additional storage and direct garden access, leads to a convenient downstairs WC. Attractive stained-glass detailing further enhances the property's individual character. Ideally positioned for access to local amenities, schools and transport connections, Llys Alaw presents an excellent opportunity for purchasers seeking a thoughtfully renovated home that blends original features with modern comforts.

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DESCRIPTION

A beautifully renovated and characterful home situated in the popular village of Acrefair. The property boasts a stunning newly fitted kitchen with dusk blue cabinetry and marble-effect quartz worktops, a spacious dining area, and a charming living room featuring original exposed beams and a decorative log burner. Further benefits include a separate utility room, downstairs WC, newly fitted bathroom, replacement windows and doors, and updated flooring throughout. An attractive home combining traditional character with stylish modern living.

LOCATION

Situated along Llangollen Road in the established village of Acrefair, Llys Alaw enjoys a convenient location between Wrexham and the picturesque town of Llangollen.

The village and surrounding area offer a range of everyday amenities, including local shops, schools and public transport services. The nearby village of Ruabon provides additional facilities and a railway station offering connections to Wrexham, Chester and Shrewsbury. The property is also well positioned for access to the A483 road network, providing convenient travel towards Wrexham, Chester and surrounding areas.

For those who enjoy the outdoors, the beautiful Dee Valley and the renowned Pontcysyllte Aqueduct, a UNESCO World Heritage Site, are within easy reach, offering scenic walks and opportunities to explore the surrounding countryside. Combining village living with convenient transport connections and access to some of North Wales' most attractive scenery, Acrefair provides an appealing setting for a variety of buyers.

ENTRANCE PORCH

4'4 x 4'4

The property is entered via a modern composite front door incorporating two opaque glazed panels, opening into a welcoming entrance porch. The space features attractive laminate flooring, which continues seamlessly throughout the ground floor, creating a stylish and cohesive finish.

ENTRANCE HALLWAY

11'6 x 5'6

A welcoming entrance hallway featuring matching laminate flooring, which flows through into the kitchen and dining area, creating a sense of continuity throughout the ground-floor accommodation. A small radiator is positioned to the left upon entering, while a staircase rises to the first floor on the right-hand side. Beneath the stairs is a useful concealed storage cupboard housing the fuse box. An internal door to the left provides access to the living room, while a further door at the end of the hallway opens into the spacious kitchen and dining area.



OPEN PLAN LIVING

20'2 x 12'8



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LIVING ROOM

9'9 x 14'3

A lovely living room featuring a large UPVC double-glazed window overlooking the side elevation, allowing plenty of natural light into the room. There is a large radiator fitted beneath the window, original ceiling beams adding character and charm, and an original alcove where the former fireplace was situated, now housing a decorative log burner.



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KITCHEN

A beautifully presented, newly fitted modern kitchen finished in an elegant dusk blue, complemented by white marble-effect quartz worktops. The kitchen benefits from an electric hob, integrated oven, integrated dishwasher and an abundance of storage. There are recessed spotlights overhead and two large UPVC double-glazed windows allowing plenty of natural light to flood the space, with a further large UPVC double-glazed window overlooking the front elevation. There is ample room for a breakfast bar and a large dining table, making this an ideal space for both everyday family living and entertaining. A radiator provides additional comfort, whilst an attractive open alcove offers a lovely view directly into the living room, creating a wonderful open-plan feel whilst still allowing the lounge to remain a separate space.



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DINING AREA



UTILITY

A practical and beautifully coordinated utility room, finished with matching kitchen cabinetry and worktops. The room benefits from a fitted sink, large UPVC double-glazed window, access to the garden via a stable door and a further door providing access to the downstairs WC. There is also a stunning stained-glass feature window, a dedicated housing space for a fridge freezer and plenty of additional storage.

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DOWNSTAIRS WC

The downstairs WC continues the property's lovely character features, with a beautiful stained-glass window overlooking the utility room. The room comprises a WC, wall-mounted wash hand basin, ventilation and a radiator.



PRINCIPAL BEDROOM

15'2 x 8'2

The spacious main bedroom is beautifully finished with plush grey carpeting, flowing seamlessly from the landing. A large UPVC double-glazed window allows for an abundance of natural light, with a radiator positioned beneath.





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BEDROOM TWO

12'8 x 7'

Bedroom two is a well-presented room featuring plush grey carpeting and a UPVC double-glazed window overlooking the front elevation. A radiator is conveniently positioned beneath the window.

BEDROOM THREE

6'7 x 9'2

Bedroom three is similarly finished with plush grey carpeting and benefits from a UPVC double-glazed window, allowing natural light to fill the room, with a radiator positioned beneath.

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FAMILY BATHROOM

8' x 5'5

A stylish and contemporary family bathroom, fitted with a modern white three-piece suite comprising a panelled bath with rainfall shower and separate handheld attachment over, glazed shower screen, pedestal wash hand basin with chrome mixer tap and low-level WC. Attractive marble-effect wall panelling complements the wood-effect flooring, whilst a circular rooflight provides natural light, creating a bright and fresh finish.

EXTERNALLY

The property is approached via a gated driveway, providing ample off-road parking and access to the garage. The attractive exterior features a combination of white-rendered elevations, exposed brickwork and charming character detailing, creating a distinctive and appealing frontage.

The generous driveway offers excellent parking provision, while the surrounding established greenery, mature trees and attractive stone borders provide a pleasant degree of privacy and a sense of seclusion. To the front, a gravelled seating area offers an inviting space to relax and enjoy the surroundings.

The property further benefits from a garage, a private entrance and an enclosed driveway, making this an appealing home for those seeking both character and practicality.



Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.
Tenure: Freehold
Council Tax Band: C - £1,950.00

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.

Property Particulars Disclaimer

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Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

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The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

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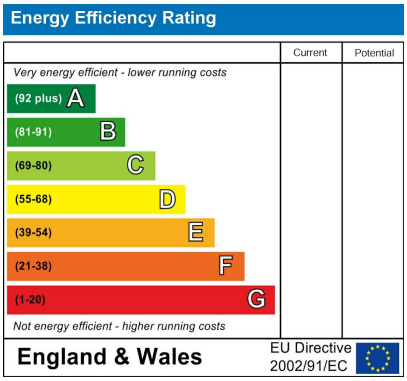
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