

Town & Country

Estate & Letting Agents



4 Pont Y Cae, Acrefair, LL14 3SJ

Offers In The Region Of £190,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this immaculate three bedroom modern family home to the market. Located in Acrefair, all amenities are close at hand including schools, shops and good road links. The property has had a lot of upgrades to the standard built to include upgraded flooring, decoration and bathroom fittings and tiling. The rear garden has also been landscaped and there is off road parking for two vehicles. A perfect family home or first time buy in superb condition in a convenient location. Viewing highly advised!!

Directions

From our Oswestry office proceed out of the town towards Wrexham. After passing over the Gledrid roundabout continue towards Wrexham and at the next roundabout (Mcdonalds) proceed straight over. After approximately one mile bear off towards Llangollen. Follow the road towards Llangollen until entering the village of Acrefair. Proceed along where the property will be found on the right hand side just after the pedestrian crossing and the staggered cross roads.

Overview

The current owners have spent considerable time and investment to add upgrades and improvements to the property. These include wood flooring throughout, new lighting and full redecoration, marble style flooring to the kitchen, full tiling to the cloakroom and the family bathroom and upgraded w.c.'s to include bidet facilities. To the outside the garden has been landscaped to include lighting and a high tech alarm system fitted. The property was built in 2017 and therefore has the remainder of the guarantee.

Hallway



The hallway has wood flooring, a door to the front, radiator, understairs cupboard and doors leading to the cloakroom, kitchen and the lounge .

Cloakroom



The well appointed cloakroom has a window to the front, upgraded wall to floor tiling, low level w.c, with bidet facility, wash hand basin on a modern vanity unit with a mixer tap over, radiator, mirrored unit and upgraded tiled flooring.

Kitchen/ Dining Room 16'6" x 8'5" (5.05m x 2.59m)



The superb kitchen/ dining room is fitted with a modern range of gloss fronted wall and base units with contrasting oak block style work surfaces over, a window to the front, part tiled walls, plumbing for a washing machine, plumbing for a dishwasher, one and a half bowl sink with a mixer tap over, under unit lighting, built in electric oven, gas hob, chimney style extractor fan, space for a fridge/ freezer, radiator and upgraded marble effect tiled flooring.

Additional Photo



Additional Photo



Additional Photo



Lounge 15'6" x 9'4" (4.74m x 2.85m)



The good sized lounge has wood flooring, radiator, a window to the rear and French doors opening onto the rear garden.

Additional Photo



First Floor Landing



The first floor landing has access to the loft, built in cupboard and doors leading to the bedrooms and the bathroom.

Bedroom One 15'7" x 9'4" (4.75m x 2.87m)



The good sized double bedroom has a window to the rear overlooking the garden and a radiator.

Additional Photo



Family Bathroom 8'9" x 6'9" (2.67m x 2.08m)



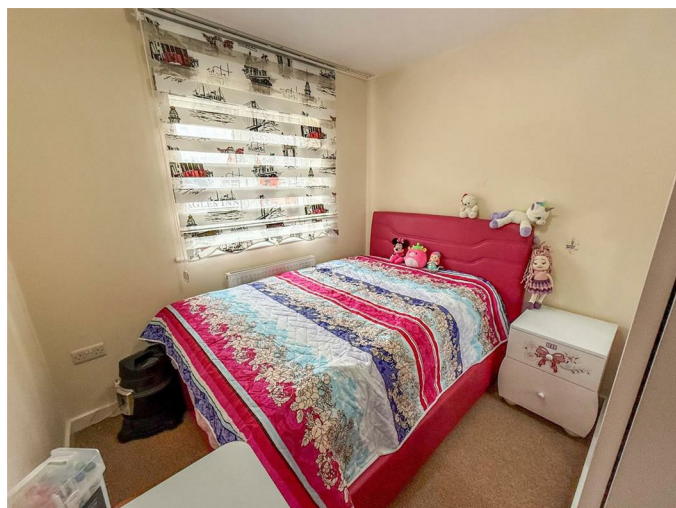
The well appointed family bathroom has a fully tiled floor, fully tiled walls, low level w.c. with upgraded bidet facility, wash hand basin on a vanity unit with a mixer tap over, panelled bath with a mixer tap over

and shower attachment and glass screen, extractor fan, heated towel rail and a separate shower cubicle with a Triton electric shower.

Additional Photo



Bedroom Two 10'8" x 8'6" (3.26m x 2.61m)



The second double bedroom has a radiator and a window to the front.

Bedroom Three 7'5" x 6'7" (2.28m x 2.02m)



The third bedroom has a radiator and a window to the front.

To The Outside

To the front of the property there is an enclosed garden with a pathway leading up to the front door with outside lighting.

Rear Garden



The landscaped garden is another great feature of this property having a patio area ideal for entertaining off the lounge. A low retaining wall and steps lead up to the lawned area with a shed, fence panel boundaries and gated access to the rear passageway.

Additional Photo



Parking



A pathway leads along to the two allocated off road parking spaces.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of

the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Wrexham Country Council and we believe the property to be in Band C.

Services

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

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

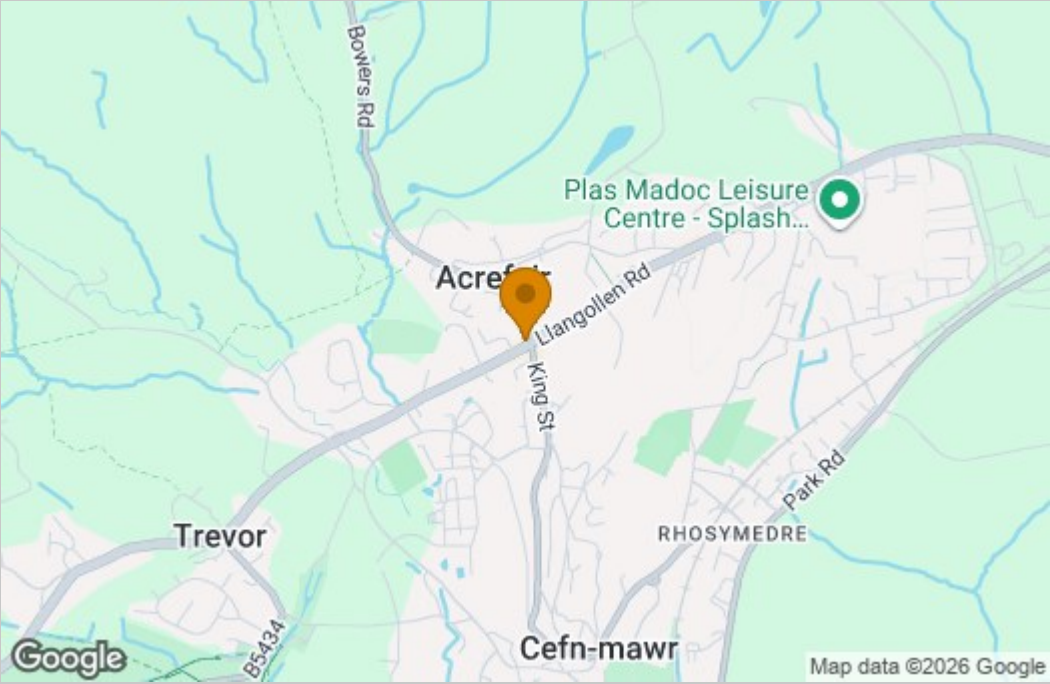
Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

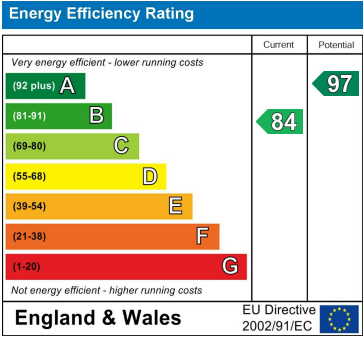
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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.

Floor Plan

Area Map



Energy Efficiency Graph



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