

# Wingetts

More than just estate agents



**Trefriw, Station Road, Acrefair, LL14 3RJ**

**Price £225,000**

A well presented three bedroom detached bungalow with large sunny aspect garden located in the sought after village of Acrefair. The spacious family accommodation briefly comprises, welcoming entrance hall, family lounge, large kitchen/diner, utility room with access to the private drive. Three bedrooms and wet room. Externally there is a private covered drive to rear, gated access either side lead into the garden with lawn and decorative patio. NO 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

Tiled covered entrance porch with UPVC part glazed door and matching side panel opens into:-

## Entrance Hall

Welcoming entrance hall with loft hatch to roof space, useful store cupboard, radiator.

## Lounge 15'9" x 15'3" (4.81 x 4.67)

Spacious lounge with large UPVC double glazed window overlooking the garden, UPVC double glazed French doors opening onto the side patio, built in two door unit with shelving over, gas fire in surround, radiator.

## Kitchen/Dining Room 12'9" x 15'3" (3.89 x 4.67)

Large family kitchen/diner with a fitted range of base and wall units complimented by work surface areas incorporating sink unit with mixer tap, UPVC double glazed window above, space for cooker with extractor over, space for fridge/freezer, radiator.

## Utility 7'10" x 8'11" (2.39 x 2.73)

Work surface area with sink unit, mixer tap and cupboard below, plumbing for washing machine, space for dryer, UPVC double glazed window. Wall mounted "Worcester" combi boiler, mains fuse board, extractor fan, UPVC external door to drive.

## Master Bedroom 10'6" x 13'6" (3.22 x 4.13)

Large UPVC double glazed window overlooking the garden and views beyond, mirror fronted built in wardrobes, radiator.

## Bedroom Two 9'3" x 10'4" (2.83 x 3.16)

UPVC double glazed window, built in mirror fronted wardrobe, radiator.

## Bedroom Three 9'3" x 8'3" (2.83 x 2.52)

UPVC double glazed window, radiator.

## Wet Room

Shower area with wall mounted seat and mains shower, w.c, wash hand basin with drawer unit under, easy clean wall panels, extractor fan and UPVC double glazed window.

## Outside

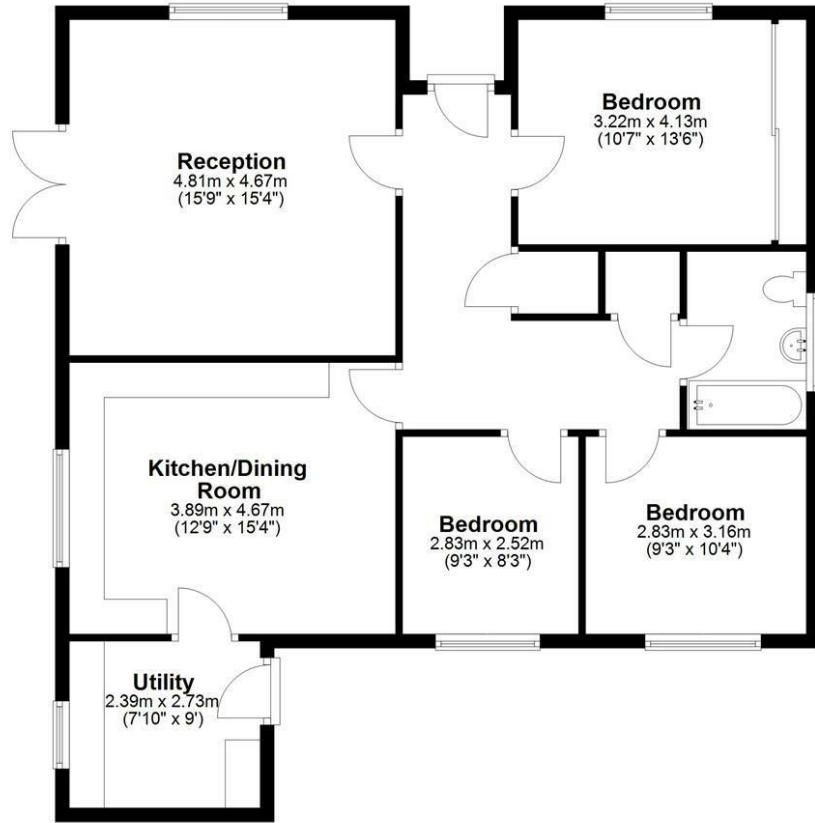
Private drive with covered car port area to rear. Large sunny aspect garden which is mainly laid to lawn with decorative patio area from which to enjoy outdoor dining, enclosed with stone wall and privacy hedging, stocked borders to side, paths either side of the bungalow, shed, outside lighting and water tap.



# Floor Plan

## Ground Floor

Approx. 97.8 sq. metres (1052.3 sq. feet)



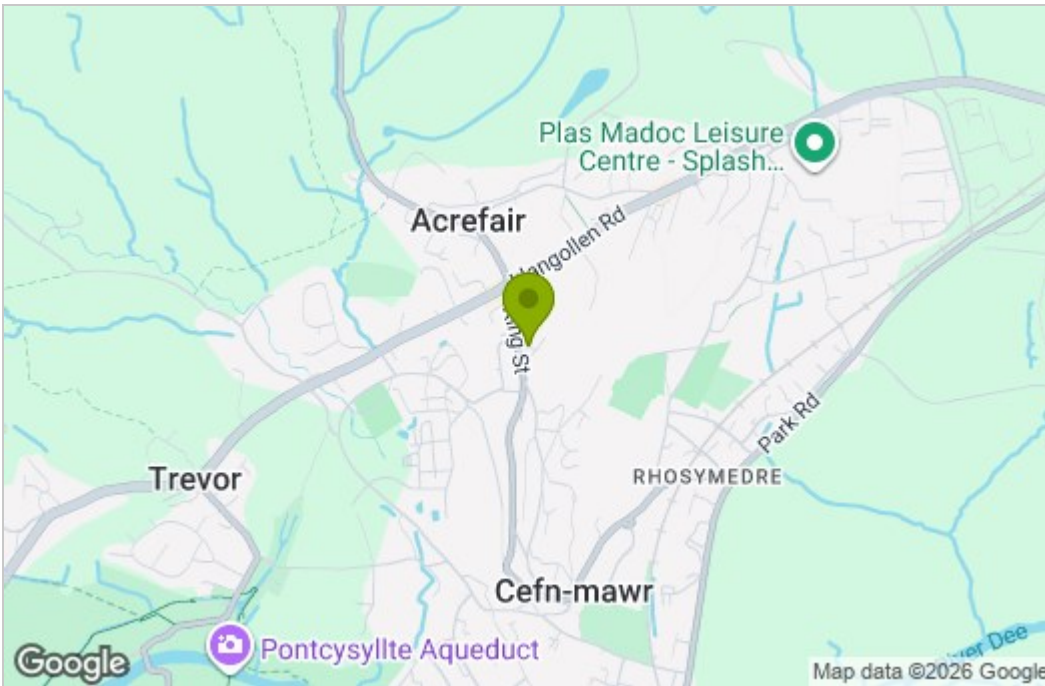
Total area: approx. 97.8 sq. metres (1052.3 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205

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Plan produced using PlanUp.

**Trefriw, \***

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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