



39 Trefynant Park, Wrexham, LL14 3SR

Price £205,000

A well-presented two bedroom bungalow, situated on the sought-after residential development of Trefynant Park, benefiting from gardens to both the front and rear, ample off-road parking, a car port, and a garage. The accommodation briefly comprises a spacious lounge overlooking the rear garden, a fitted kitchen, a conservatory with direct access to the rear garden, two bedrooms, and a modern shower room. The sunny, low-maintenance rear garden is predominantly paved, providing an ideal space for relaxing or entertaining. Offered to the market with the added benefit of no onward 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

UPVC entrance door opens into:-

Entrance Hall

Spacious hallway with doors off to all rooms, radiator.

Lounge

Light and airy lounge with large window to rear overlooking the garden, electric fire in surround, radiator.

Kitchen

Fitted base and wall units complemented by work surface areas incorporating sink unit with window above. Electric hob, oven and grill, plumbing for washing machine, space for fridge freezer, part tiled walls, door to:-

Conservatory

A lovely addition to the property with glazed panels and heating, tiled floor and fitted blind to roof, door to rear garden.

Bedroom One

Double bedroom with window to front, radiator, built in wardrobe, cupboard housing the "Worcester" combination boiler.

Bedroom Two

Double bedroom with window to front, radiator.

Shower Room

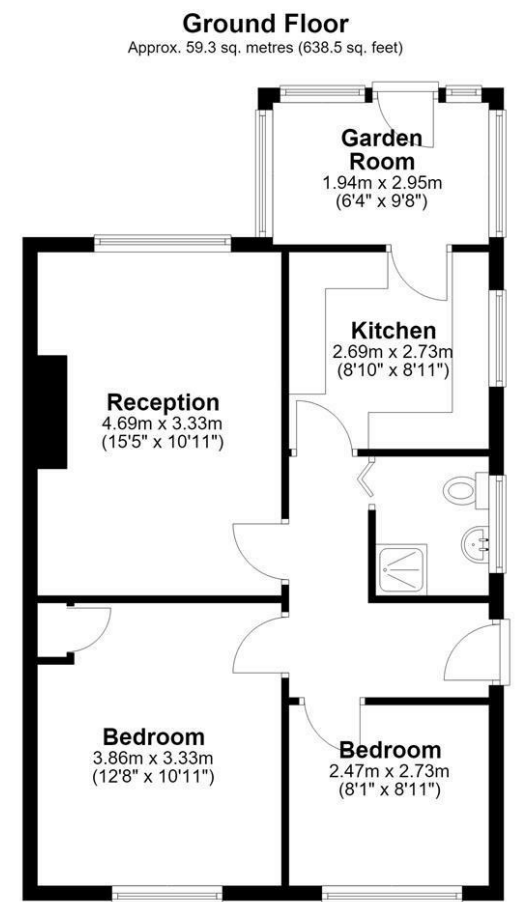
Shower enclosure with mains shower, w.c, wash hand basin with storage below, window to side, fully tiled walls, extractor fan and heated towel rail.

Outside

Approached over the private driveway offering ample off road parking, leading to the car port and entrance door. The front garden is paved with gravelled borders. Garage with electric door and side gate opening into the sunny aspect rear garden which is paved for ease of maintenance.



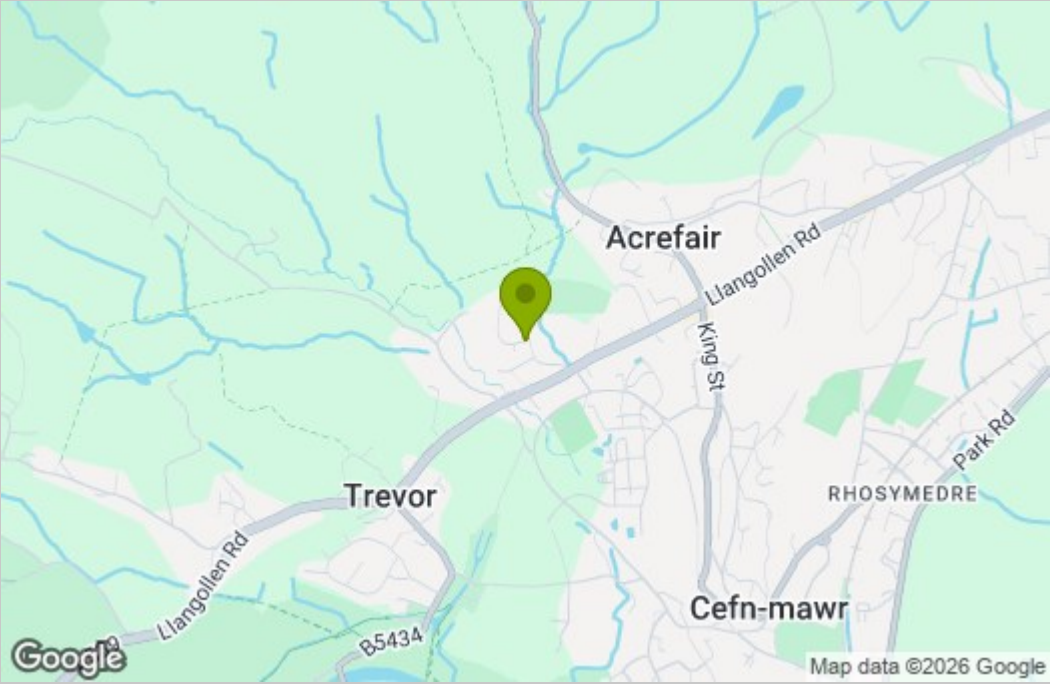
Floor Plan



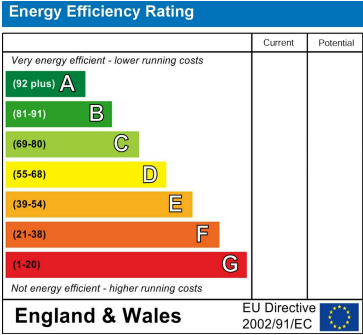
Artists impression, for illustration purposes only. All measurements are approximate.
Not to Scale. www.propertyphotographix.com.
Direct Dial 07973 205 007
Plan produced using PlanUp.

39 Trefynant Park

Area Map



Energy Efficiency Graph



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