



**4 The Sycamores, Acrefair, LL14 3AZ**

**Price £275,000**

This spacious and well presented three-bedroom semi-detached home is situated within a small, sought-after development.

The property briefly comprises open-fronted porch, welcoming hallway, bright and comfortable lounge, dining room, which enjoys direct access to the rear patio and garden, The kitchen is fitted with a stylish range of high-gloss wall and base units. A useful cloakroom/WC and separate utility room. On the first floor, the landing includes an airing cupboard and serves three well-proportioned bedrooms and family bathroom. The principal bedroom benefits from a modern en-suite shower room. Externally, the property offers a double-width driveway providing off-road parking for two vehicles and access to the garage. The enclosed rear garden enjoys a sunny aspect and excellent privacy. It includes a decked seating area with a pergola, a stone-paved patio ideal for outdoor dining, a well-maintained lawn, and a garden shed. NO CHAIN

## Location

Conveniently located within easy commuting distance of the A483 by-pass, which links Wrexham, Chester and Oswestry, allowing for daily commuting to the major commercial and industrial centres of the region. The nearby picturesque popular Tourist Town of Llangollen is within a short driving distance and has a good range of day to day shopping facilities and social amenities, whilst there is also a Tesco in the nearby Village of Cefn Mawr. There is a regular bus service into Llangollen and Wrexham from the nearby Llangollen Road, and both primary and secondary schools are within the catchment area. A train station is located within the neighbouring village of Ruabon

## Directions

From Wrexham proceed in a Southerly direction for approx. 5 mile along the A483 by-pass, taking the exit for Llangollen, take the third exit off the mini roundabout and proceed across the next two roundabouts. Continue past the Leisure Centre on the left-hand side and as the road declines take a left hand turning into King Street, immediately prior to the Eagles Public House and after a short distance turn right into Meredith Close. Continue into The Sycamores, bear to the left and number 4 will be on your right.

## On The Ground Floor

Canopy porch with part glazed composite entrance door opening to:

### Hallway

Stairs to first floor landing, radiator, wood effect flooring and cottage style doors off.

### Lounge 15'1" x 11'9" (4.6m x 3.6m)

A good sized reception room having upvc double glazed window overlooking the front garden, radiator and wood effect laminate flooring that continues into:

### Dining Room 10'5" x 9'6" (3.2m x 2.9m)

Upvc double glazed French doors leading to the covered timber decked area, radiator, central ceiling light and connecting door to:

### Kitchen 10'5" x 10'2" (3.2m x 3.1m)

Appointed with a gloss fronted range of base and wall cupboards complimented by wood effect work surface areas incorporating a 1 1/2 bowl stainless steel single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, four ring stainless steel gas hob with oven/grill below and stainless steel extractor hood above, integrated dishwasher, LED plinth lighting, under unit lighting, part tiled walls, useful storage cupboard, inset ceiling spotlights, tiled flooring and internal door to:

### Utility

Appointed with tiled flooring, work surface area with plumbing for washing machine and space for dryer below, 'Main' gas central heating boiler, upvc part glazed external door, radiator and upvc integral door to garage.

### Cloaks/W.C

Appointed with a pedestal wash basin with tiled

splashback, low flush w.c, radiator, tiled flooring and extractor fan.

## On The First Floor

Approached via the staircase from the hallway to:

### Landing

With gallery over stairwell, cottage style doors off, ceiling hatch to roof space and airing cupboard housing the hot water cylinder together with solar panel controls.

### Bedroom One 12'1" x 10'2" (3.7m x 3.1m)

Upvc double glazed window overlooking the rear garden with views of the Welsh hills, radiator and connecting door to:

### En-Suite

Appointed with a double width shower area with fixed splash screen, mains thermostatic shower and Drench style shower head, low flush w.c, pedestal wash basin with mixer tap, grey heated towel rail, fully tiled walls, wood effect flooring, inset ceiling spotlights, extractor fan and upvc double glazed window.

### Bedroom Two 7'10" x 7'2" (2.4m x 2.2m)

Upvc double glazed window to front, radiator, fitted wardrobes and drawer units, wood effect flooring and radiator.

### Bedroom Three 10'9" x 10'2" (3.3m x 3.1m)

Upvc double glazed window to front, wood effect flooring and radiator.

### Family Bathroom 7'10" x 6'10" (2.4m x 2.1m)

Appointed with a low flush w.c, pedestal wash basin, bath with mains thermostatic shower and splash screen, part tiled walls, tiled flooring, upvc double glazed window, chrome heated towel rail, inset ceiling spotlights and extractor fan.

### Outside

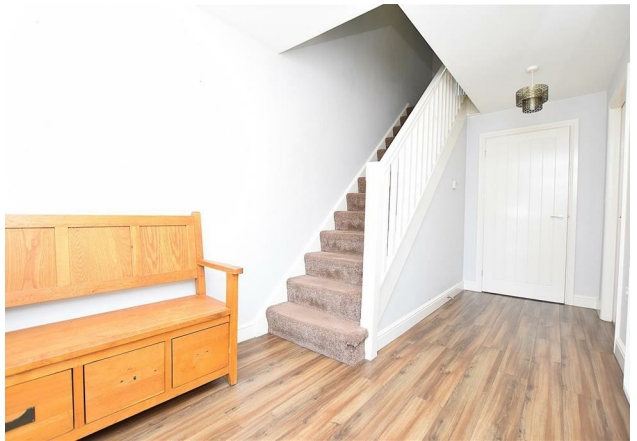
The property is approached along a double width brick paved driveway providing parking and guest parking alongside a lawned garden.

### Garage 17'8" x 8'6" (5.4m x 2.6m)

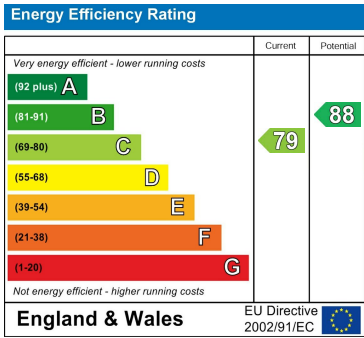
Having metal up and over door, lighting and power sockets.

### Gardens

A gated side path leads to the rear garden which enjoys a good degree of privacy together with afternoon and evening sun and includes a lawned area, composite decked patio with pergola above, Porcelain paved patio area, shed, cold water tap and timber fencing providing a safe and secure environment.



# Energy Efficiency Graph



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