

## 89 Smithy Lane , Wrexham, LL12 8JN

A spacious 4 double bedroom detached family home that has been extended over the years to provide excellent accommodation. Located fronting Smithy Lane within the sought after area of Acton, the accommodation briefly comprises an open fronted porch, welcoming hall with stairs to 1st floor landing and useful store cupboard. Spacious lounge with fireplace and bow window to front, dining room with an open aspect into the fitted kitchen which continues into a good sized conservatory that enjoys a pleasant aspect overlooking the private rear garden. The 1st floor landing gives access to the 4 double bedrooms, 2 of which have the benefit of mirror fronted fitted wardrobes. The stylish bathroom includes a shower bath with drench style shower head. Externally, a full width brick paved drive provides ample parking and leads to the garage. The rear garden offers a timber decked patio, lawned garden and a useful brick built store shed. NO CHAIN. Energy Rating - D (62)

**Price £320,000**

# 89 Smithy Lane

, Wrexham, LL12 8JN



- Spacious detached house
- Welcoming hallway
- Four double bedrooms
- Gardens to front and rear
- Within sought after location
- Lounge, dining room
- Stylish bathroom
- Open fronted porch
- Fitted kitchen, conservatory
- Private driveway, garage

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

## WELCOMING HALLWAY

## LOUNGE

23'1 x 10'9 (7.04m x 3.28m )

## DINING ROOM

14'7 x 8'3 (4.45m x 2.51m )

## KITCHEN

10'8 x 10'6 (3.25m x 3.20m )

## CONSERVATORY

12'6 x 10'8 (3.81m x 3.25m )

## ON THE FIRST FLOOR

## BEDROOM ONE

12'8 x 10'2 (3.86m x 3.10m )

## BEDROOM TWO

11'7 x 7'9 (3.53m x 2.36m )

## BEDROOM THREE

10'2 including wardrobe x 10'1  
(3.10m including wardrobe x 3.07m )

## BEDROOM FOUR

15'4 x 9'3 (4.67m x 2.82m )

## BATHROOM

## OUTSIDE

## GARAGE

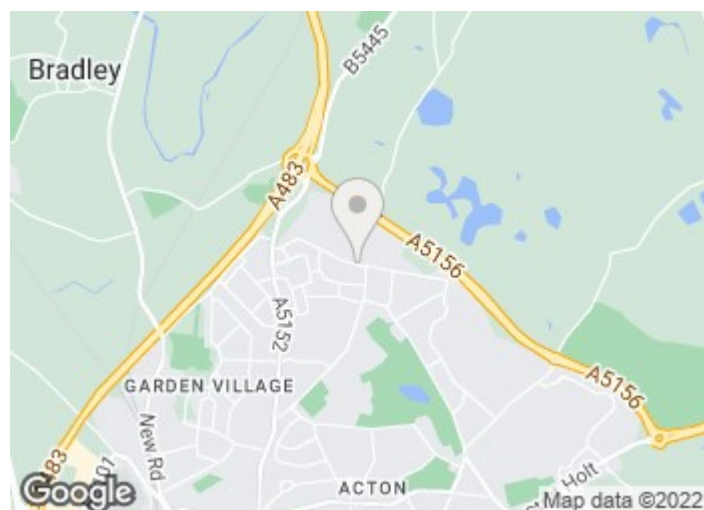
16'9 x 9'3 (5.11m x 2.82m )

## GARDENS

## BRICK BUILT STORE SHED

8'9 x 7'7 (2.67m x 2.31m )

## COUNCIL TAX BAND - E

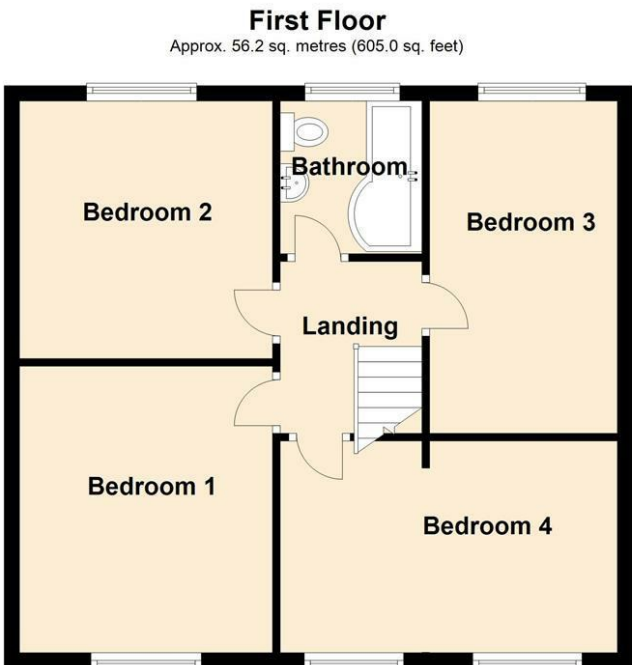
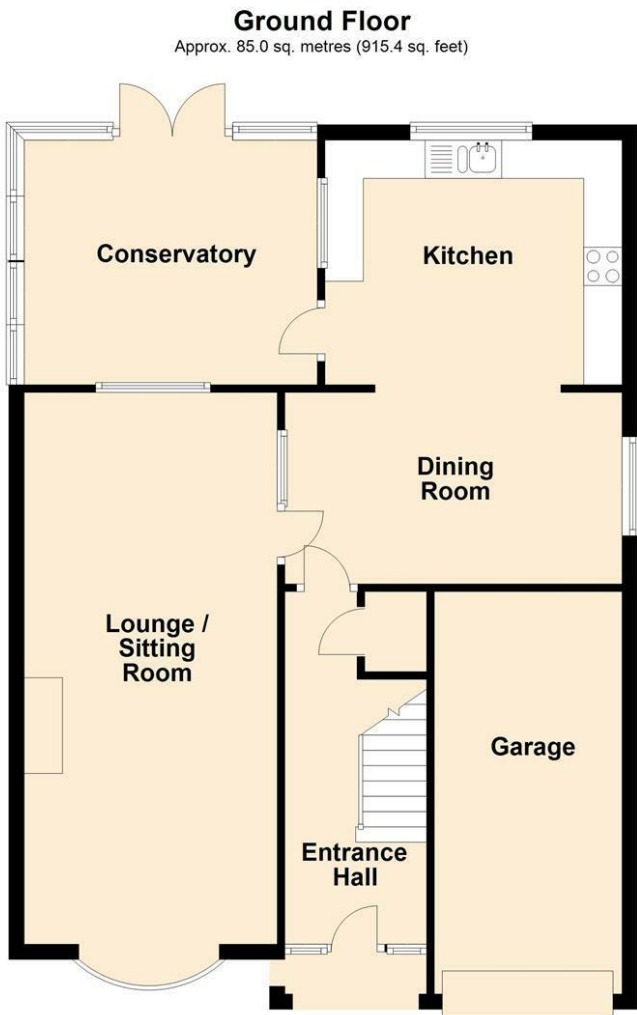


[Directions](#)





Floor Plan



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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>		
(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		
	62	76
England & Wales		EU Directive 2002/91/EC