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# Wingetts

More than just estate agents

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**5 Ffordd Almer, Wrexham, LL12 8JQ**

**Price £190,000**

A 3 bedroom semi detached house with garage having the benefit of gas fired central heating located in the sought after area of Acton with an excellent range of amenities nearby to include schools, picturesque park, shops and a frequent bus service briefly a upvc double glazed entrance door opening to Hallway having stairs off, lounge with grey wood effect flooring and Upvc double glazed window to front, open aspect to the kitchen dining room having a range of base and wall cupboards and access through a rear porch to the garden. The 1st floor landing connects the 3 Bedrooms, 2 of which are doubles. The bathroom is fitted with a white suite including a bath with shower over. To the outside, a driveway provides private parking and leads to the detached garage, the front garden is mainly lawned and the rear garden includes a timber decked patio and lawned area.

NO CHAIN. Energy Rating - C (73)

## LOCATION

Ffordd Almer is located within an established and popular residential development just off Smithy Lane and enjoys excellent communication links to the major commercial and industrial centres of the region as well as Chester and Wrexham. There are day to day shopping facilities and social amenities within the area together with highly regarded primary schools.

## DIRECTIONS

From Wrexham city centre proceed along Chester Street into Chester Road, continue for approx. 1 mile passing The Acton Public House on the right and Garden Village Shops on the left, take the right into Smithy Lane opposite the Petrol Station and take the second left turning into Ffordd Llewellyn. Take the next left into Ffordd Garmonydd and follow the road around where Ffordd Almer will be observed on the right hand side.

## ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

### HALLWAY

With upvc double glazed window to front, radiator and stairs to first floor landing.

### LOUNGE 13'1" x 12'5" (4m x 3.8m)

Upvc double glazed window to front, grey wood effect flooring, radiator and an open aspect to:

### KITCHEN/DINING ROOM 15'8" x 9'10" (4.8m x 3m)

The dining area has secondary glazed window overlooking the rear garden with radiator below. The kitchen is appointed with a range of base and wall units with work surface areas incorporating a stainless steel single drainer sink unit, breakfast bar, glass fronted display cabinets, part tiled walls, useful understairs storage cupboard and part glazed door to rear porch which leads to the garden.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With upvc double glazed window, ceiling hatch to roof space and storage cupboard housing the gas combination boiler.

### BEDROOM ONE 13'1" x 9'2" (4m x 2.8m)

Upvc double glazed window to front and radiator.

### BEDROOM TWO 9'10" x 8'10" (3m x 2.7m)

Upvc double glazed window to rear and radiator.

### BEDROOM THREE 7'6" x 5'10" (2.3m x 1.8m)

Upvc double glazed window to front and radiator.

### BATHROOM 6'2" x 5'2" (1.9m x 1.6m)

Appointed with a white suite of low flush w.c, pedestal wash basin, bath with mixer tap, fully tiled walls, upvc double glazed window and radiator.

## OUTSIDE

A private driveway leads alongside the house to the detached garage having metal up and over door. The garden to the front is mainly lawned and includes a low level brick boundary wall. A gated side path leads to the rear garden which features a paved patio with lawn beyond and timber decked patio, all of which is enclosed to provide a safe family environment.

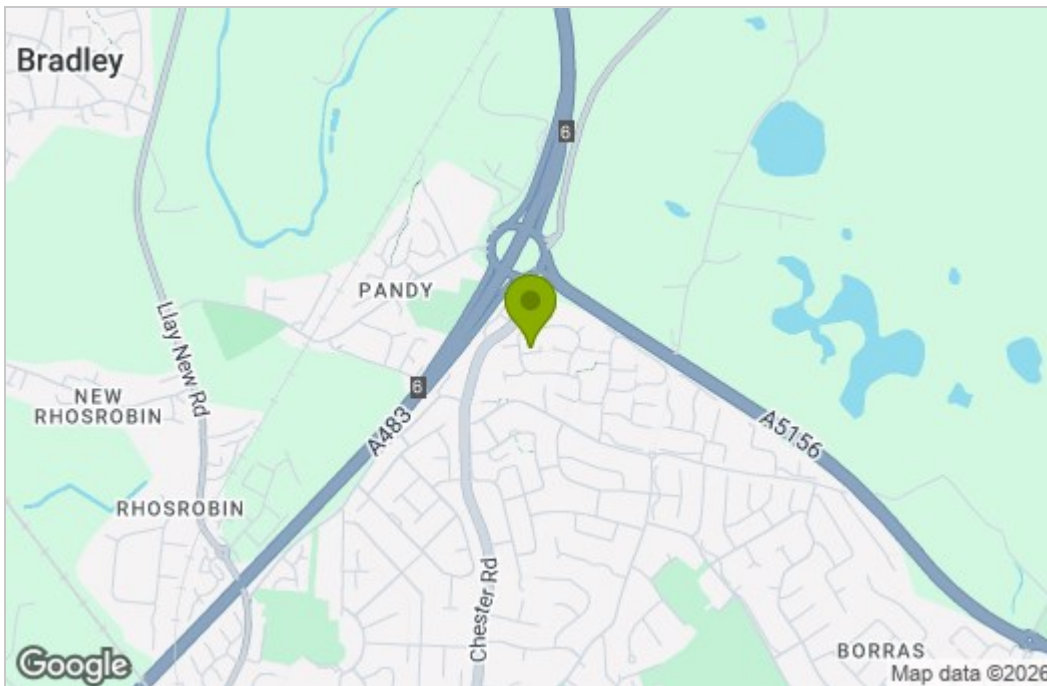
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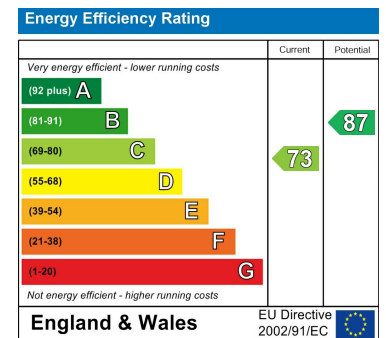




### Area Map



### Energy Efficiency Graph



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