



58 Smithy Lane, Wrexham, LL12 8AS

Price £240,000

A 3 bedroom semi detached bay window fronted house offering excellent potential to recreate a lovely family home located in this popular area close to a range of amenities, schools and frequent bus service. Having the benefit of a recently installed Worcester gas combination boiler, the accommodation briefly comprises an enclosed porch, entrance hall with staircase to 1st floor landing with store cupboard and cloaks/w.c. Upvc double glazed bay window provides an excellent degree of natural light into the lounge, dining room with French doors to the rear garden and an open aspect to the fitted kitchen with useful utility room off. The 1st floor landing connects the 3 bedrooms, 2 of which are doubles, and a shower room with walk in shower and separate w.c. To the outside, a private drive leads alongside a lawned front garden and continues to the garage. The rear garden enjoys a good degree of privacy and includes 2 patio areas, lawn and established hedges. NO CHAIN. Energy Rating - D (58)

LOCATION

The area has been established as a sought after location for many years especially amongst families due to its proximity to schools and the picturesque Acton Park which is centred around its fishing lake and is popular amongst walkers. Excellent road links provide easy access to Wrexham Industrial Estate and the A483 by pass that allows for daily commuting to the major commercial and industrial centres of the region. A frequent bus service to Wrexham and Chester is within walking distance together with a Public House. A range of convenient shopping facilities and amenities are also available nearby.

DIRECTIONS

From Wrexham city centre proceed along Chester Street into Chester Road for approx. 1 mile taking the right hand turn into Smithy Lane opposite the petrol station. Continue for approximately 400 yards and the property will be observed on the right opposite a lay-by.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

ENCLOSED PORCH

With upvc double glazed window, tiled flooring and part glazed door opening to:

HALLWAY

With stairs to first floor landing, radiator, upvc double glazed window, storage cupboard and panelled doors off.

CLOAKS/W.C

Appointed with a low flush w.c, wash basin and upvc double glazed window.

LOUNGE 12'9" x 12'1" (3.9m x 3.7m)

Featuring a upvc double glazed walk-in bay window to front, living flame gas fire in surround and radiator.

DINING ROOM 11'1" x 10'2" (3.4m x 3.1m)

Upvc double glazed French doors leading to the rear garden, radiator, gas fire in marble surround and an open aspect to:

KITCHEN 10'9" x 8'2" (3.3m x 2.5m)

Fitted with a range of base and wall cupboards complimented by work surface areas incorporating a 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above, four ring gas hob with oven/grill below and pull-out extractor hood above, integrated fridge, wine rack, part tiled walls, open ended shelving and radiator. A connecting door opens to:

UTILITY 7'2" x 5'6" (2.2m x 1.7m)

Having the benefit of a modern Worcester gas combination boiler installed in 2026, upvc double glazed window, tiled flooring and PVC external door.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, upvc double glazed window and doors off to all rooms.

BEDROOM ONE 13'1" x 11'1" (4m x 3.4m)

Upvc double glazed walk-in bay window to front, radiator and picture rail.

BEDROOM TWO 11'5" x 10'5" (3.5m x 3.2m)

Upvc double glazed window to rear, radiator and picture rail.

BEDROOM THREE 6'10" x 6'6" (2.1m x 2m)

Upvc double glazed window to front and radiator.

SHOWER ROOM

Appointed with a modern white suite of large shower area with electric shower unit and splash screen, pedestal wash basin, easy clean wall panels and part tiled walls, radiator, upvc double glazed window, ceiling hatch to roof space and storage cupboard.

SEPARATE W.C

With upvc double glazed window.

OUTSIDE

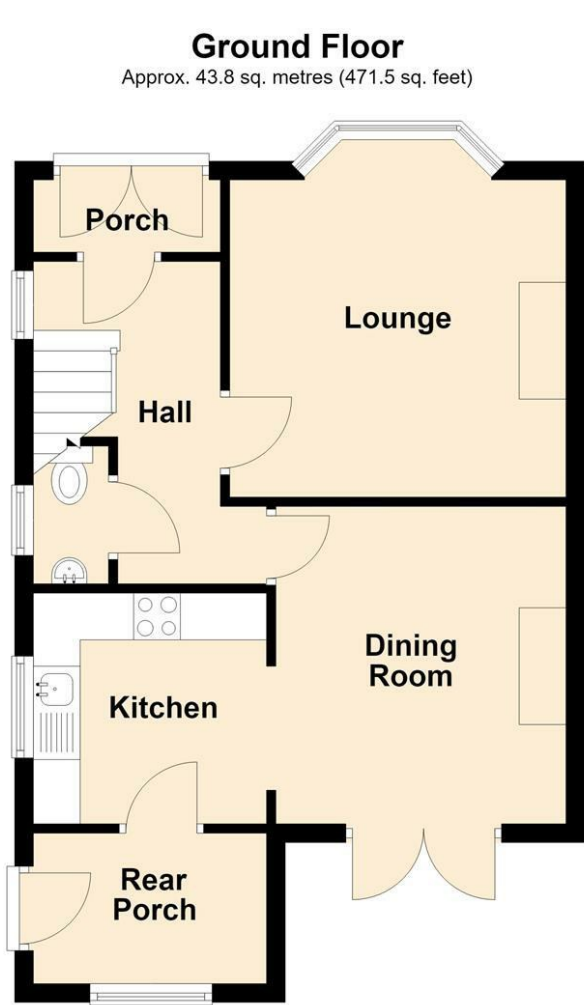
The property is approached along a private driveway which continues to the garage. The front garden is mainly lawned bordered by privacy hedging. A side gate leads to the rear garden which enjoys a private and sunny aspect with two patio areas, lawn and established hedging.

PLEASE NOTE

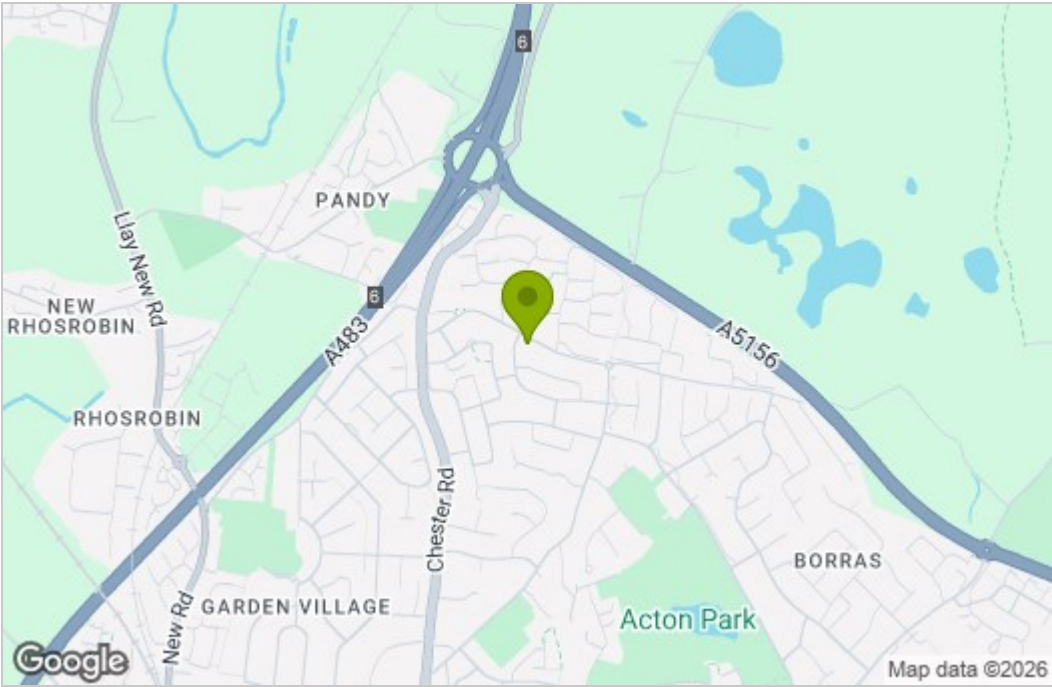
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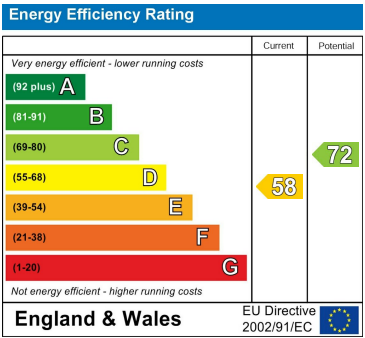
Floor Plan



Area Map



Energy Efficiency Graph



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