



5 The Sycamores, Acrefair, Wrexham, LL14 3AZ

**Bowen Son  
and Watson**

*with* **Kent Jones**



## 5 The Sycamores, Acrefair, Wrexham, LL14 3AZ

£250,000.

An immaculately presented and spacious three bedroom link detached property situated in the corner of a quiet cul-de-sac within this small development of properties.

The property has been exceptionally well maintained by the current owners and includes ample off road parking alongside an integral garage.

Internally the living accommodation is well designed and links well with a large decked seating area within the private rear gardens.

There is gas fired central heating throughout, uPVC double glazing and solar water heating. Early inspection is highly recommended.

### General Remarks

Bowen Son and Watson with Kent Jones are delighted with instructions to offer 5 The Sycamores in Acrefair for sale by private treaty. This well designed modern three bedroom link detached property provides ample living accommodation alongside spacious gardens in a private setting. The modern Kitchen links well with the Dining Room and a useful Utility with Cloakroom while the Master Bedroom includes En Suite facilities.

### Location

The property is situated in the village of Acrefair. Acrefair has a selection of local amenities including a primary school, convenience store and public houses. For a wider range of facilities and amenities both Chirk and Llangollen are close at hand (5 miles). Road links are excellent with the nearby A5/A483 providing links to the larger centres of Wrexham, Oswestry & Chester. Rail services to a number of the commercial

centres are also provided by the nearby station at Chirk.

### Accommodation

A covered entrance porch at the front of the property provides access via a part glazed uPVC door into:

#### Hall

15' 2" x 7' 2" (4.63m x 2.19m)

Laminate wood flooring, radiator, staircase to first floor landing and doors off to:

#### Living Room

15' 2" x 12' 1" (4.63m x 3.68m)

Continuation of laminate wood flooring, TV/telephone points, radiator and opening into:

#### Dining Room

10' 6" x 9' 9" (3.20m x 2.96m)

Tiled floor, radiator, glazed French doors to rear decking and separate door to:



### **Kitchen**

10' 5" x 10' 5" (3.18m x 3.17m)

Modern range of fitted base/eye level wall units with worktops over and inset 1.5 bowl stainless steel sink/drain. Integrated oven and four burner gas hob with extractor hood over. Integrated dishwasher, space for fridge, tiled floor, part tiled walls, understairs pantry cupboard and door to:

### **Utility**

8' 5" x 4' 3" (2.57m x 1.30m)

Space/plumbing for washing machine and tumble dryer, 'Main' gas fired boiler, radiator, tiled floor, door to garage, door to rear decking and separate door to:

### **Cloakroom**

5' 11" x 4' 8" (1.80m x 1.41m)

Low level flush w.c., wash hand basin with vanity unit below, tiled floor, part tiled walls, radiator and extractor fan.



### **Staircase to first floor landing**

Cupboard housing pressurised hot water cylinder and solar water heating equipment, access to loft space and doors off to:

### **Bedroom One**

11' 1" x 10' 6" (3.37m x 3.19m)

Fitted wardrobe, radiator, views of Dee Valley to rear and door to:

### **En Suite**

7' 9" x 4' 11" (2.35m x 1.50m)

Suite comprising large corner shower cubicle with mixer shower, pedestal wash hand basin and low level flush w.c. Heated towel rail, tiled floor and extractor fan.

### **Bedroom Two**

10' 1" x 10' 5" (3.07m x 3.17m) max

Fitted wardrobes and radiator.

### **Bedroom Three**

8' 10" x 8' 2" (2.70m x 2.48m) max

Radiator and overstairs platform.



### **Family Bathroom**

8' 2" x 6' 7" (2.48m x 2.01m)

Suite comprising of panel bath with mixer shower over, pedestal wash hand basin and low level flush w.c. Storage cupboard near bath, heated towel rail, tiled floor/walls and extractor fan.

### **Integral Single Garage**

17' 8" x 8' 10" (5.39m x 2.70m)

Light/power facilities laid on, access to loft space, up/over door to driveway and separate door to property.

### **Outside**

At the front of the property there is a double width driveway with adjacent lawn and pedestrian path leading along the side of the property to the rear gardens. The rear gardens are private and include a large decked seating area, level lawns, raised flowering beds, a brick BBQ and timber storage shed.





## EPC Rating

EPC Rating - Band 'B' (84).

## Council Tax Band

Council Tax Band - 'D'.

## Local Authority

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY.

Tel: (01978) 292000.

## Directions

From Llangollen: Leave Llangollen Town Centre descending Castle Street over the Dee Bridge to the Wrexham Road at which turn right in the direction of Wrexham. Leave Llangollen and follow the road ahead into the village of Trevor.

Continue through the village into Acrefair ascending the hill and passing the car park on the left, taking the right-hand turning into King Street by The Eagles Inn Public House. Continue and take the right-hand turning into The Sycamores and proceed to the lower of the cul-de-sacs, where the property will be observed in the corner of the cul-de-sac.

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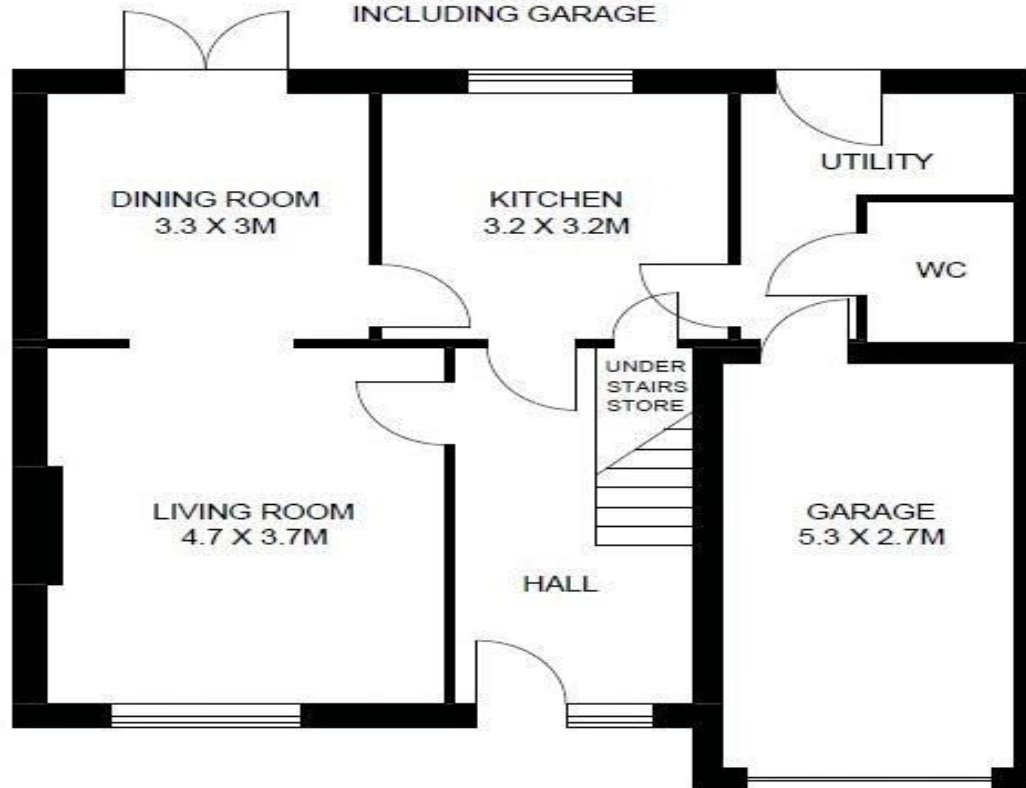






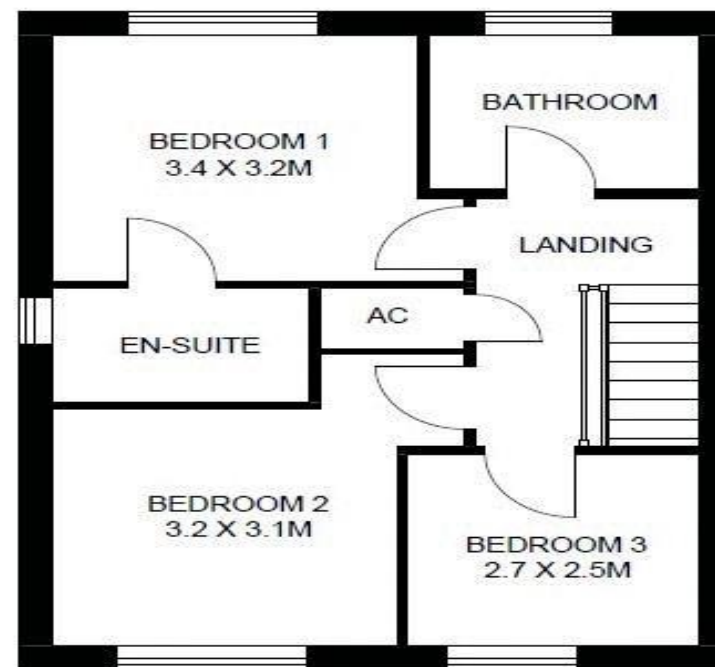
## 5 THE SYCAMORES FLOOR PLAN ILLUSTRATION

GROUND FLOOR  
APPROX 73.4 SQM  
INCLUDING GARAGE



TOTAL AREA  
APPROX 120 SQM

FIRST FLOOR  
APPROX 47.4 SQM



THIS PLAN IS ILLUSTRATIVE ONLY, ITS DETAILS CANNOT BE  
RELIED UPON AND NO LIABILITY IS TAKEN FOR ANY ERRORS

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavor to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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