

# BOWEN

PROPERTY SINCE 1862



Asking Price £230,000

3 Bedrooms 1 Bathroom

44 Trefynant Park, Acrefair,  
Wrexham LL14 3SR

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## General Remarks

Located on the much sought after residential development of Trefynant Park is this modernised three bedroom semi-detached property. The property has been refurbished by the current home owners throughout which also includes a new roof in the last 12 months. Externally there is off-road parking to the side and gardens to front and rear. Ideal location for access into Llangollen and The World Heritage Site at Pontcysyllte is situated less than a mile away.

## Accommodation

### On The Ground Floor:

**Entrance Porch:** 6' 0" x 3' 3" (1.83m x 0.98m)

Laminate flooring. Fully double glazed. Part glazed PVCu inner door to the Hallway.

**Hallway:** Laminate flooring. Ceiling light fitting. Radiator. Cupboard housing the electric consumer unit. Power points. Integrated storage cupboard.



**Lounge:** 13' 0" x 12' 5" (3.95m x 3.78m) Laminate flooring. Radiator. Double glazed window to front elevation. Ceiling light fitting. Television aerial point. Power points. Wall-light fitting. Feature log burner set on a slate hearth.

**Kitchen/Dining Room:** 20' 3" x 9' 2" (6.16m x 2.80m) Comprising a range of cream wall and base units and drawer stack with under-counter lighting and oak work-top surfaces with a tiled splash-back. One-and-a-half-bowl stainless steel sink unit with draining-board. Plumbing and space for a washing machine and a dishwasher. Power points. Ceiling spot-lights. Ceiling light fitting. Two wall-light fittings. Five-ring integrated "Zanussi" gas hob with a "Zanussi" extractor fan over. "Zanussi" single electric fan oven with a separate grill. Space for a tall fridge freezer. Double glazed patio doors lead out onto the:

**Conservatory:** 17' 4" x 7' 5" (5.28m x 2.27m) Laminate flooring. Radiator. Power points. Two wall-light fittings. Double glazed doors leading out to the garden.

#### **On The First Floor:**

**Landing:** Fitted carpet. Frosted double glazed window to side. Ceiling light fitting. Power points. Airing cupboard housing the "Worcester" gas central heating boiler.

**Bedroom 1:** 12' 11" x 12' 0" (3.94m x 3.67m) Fitted carpet. Double glazed window to front elevation. Radiator. Power points. Ceiling light fitting.

**Bedroom 2:** 12' 11" x 9' 9" (3.93m x 2.96m) Fitted carpet. Double glazed window to rear elevation. Power points. Ceiling light fitting. Radiator.

**Bedroom 3:** 7' 1" x 6' 8" (2.16m x 2.03m) Fitted carpet. Double glazed window to front elevation. Radiator. Power points. Ceiling light fitting.

**Bathroom:** 6' 11" x 5' 10" (2.12m x 1.79m) Comprising a three piece white suite to include a low level w.c., pedestal wash hand basin and a panelled bath with chrome thermostatic shower bar off the taps. Part tiled walls. Frosted double glazed window to rear. Tiled flooring. Loft access. Ceiling light fitting. Extractor fan.

**Outside:** To the front of the property there are lawned gardens with mature shrubs and hedging together with steps that lead up to the front porch. There is Off-Road Parking to the side with gated access leading through to the rear garden. The pleasant rear garden has a paved Patio Seating Area with steps that lead up to a lawned garden with a raised bed and fenced boundaries.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester" gas-fired boiler situated in a cupboard on the Landing.

**Tenure:** Freehold. Vacant Possession on Completion.









**Directions:** For satellite navigation purposes use the post code LL14 3SR. Leave Wrexham on the A483 and come off at the Llangollen junction (A539). Follow the signs for Llangollen for approximately two miles continuing through the village of Acrefair. Take a right-hand turn into Trefynant Park and the property will be observed straight ahead on the junction for The By-Way.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating - 59|D.

**Council Tax Band:** The property is valued in Band "D".

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