



2 Acton Road, Rhosddu,  
Wrexham, LL11 2NA

**Bowen Son  
and Watson**

*with* **Kent Jones**



## 2 Acton Road, Rhosddu, Wrexham, LL11 2NA

NO CHAIN - A REFURBISHED SEMI-DETACHED VICTORIAN STYLE VILLA PROVIDING SPACIOUS WELL PROPORTIONED TWO RECEPTION ROOM / THREE DOUBLE BEDROOM / TWO BATHROOM FAMILY ACCOMMODATION WITHIN A WALLED CORNER PLOT WITH OFF-STREET PARKING IN A POPULAR RESIDENTIAL DISTRICT LESS THAN A MILE FROM THE TOWN CENTRE AND ALL AMENITIES.

### Description:

This semi-detached Victorian style villa has been extensively refurbished in recent years but retains many character features including corniced ceilings, picture rails and the original stripped pine doors. Works carried out have included a re-slatted roof, the installation of gas fired central heating from a combi boiler and replacement PVCu framed sealed unit double glazed windows in the original sash style. The well proportioned family accommodation characterised by high ceilings comprises a recessed porch; entrance hall; lounge; open plan dining kitchen, the kitchen refitted with duck egg blue shaded units incorporating integrated appliances and a range cooker; utility and cloakrooms. Galleried landing to three double bedrooms, one en-suite and a refitted three piece white bathroom including a roll-top cast bath. Outside there is parking for at least two cars on the front with lawns to the southerly facing side and rear gardens with out-offices and stores.

### Location:

The property is situated on a corner walled plot within the established residential area of Rhosddu. Local amenities include a Primary School, Pharmacy and other shops including a 24 hour SPAR and Post Office. The town centre is less than a mile's walk away on level ground.

### Constructed

of brick-faced external walls beneath a re-slatted roof.

### The Accommodation

(with approximate room dimensions) on The Ground Floor comprises :-

#### Recessed Porch

#### Entrance Hall

27' 6" x 5' 11" (8.38m x 1.80m) maximum. Patterned tiled floor. Corniced ceiling. Two ceiling light points. Radiator. Double power point. Pitch-pine staircase leading off with storage cupboard beneath.

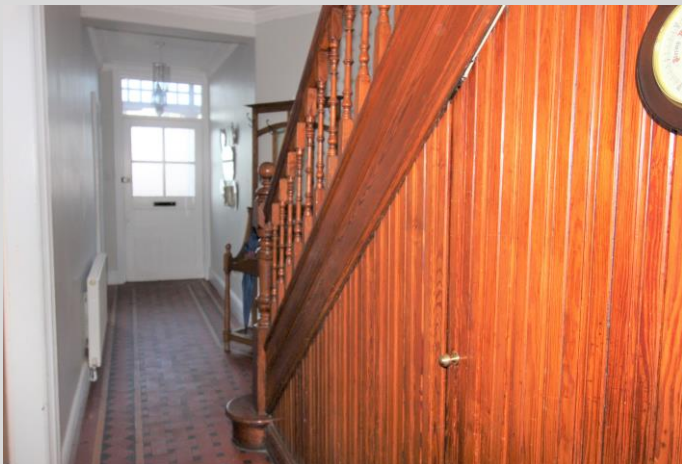
#### Lounge

14' 0" x 12' 0" (4.26m x 3.65m) Open living flame coal effect gas fire to a period style cast and mahogany fireplace surround. Radiator. Polished floorboards. Picture rail with corniced ceiling above. Telephone point. Five double power points. Television aerial point. Television wall-bracket.

#### Open Plan Dining Kitchen:

#### Dining Room

14' 2" x 11' 11" (4.31m x 3.63m) Picture rail with corniced ceiling above. Polished floorboards. Radiator. Two alcoves with inset lighting. Four double power points. Square opening to:



### Kitchen

11' 10" x 11' 0" (3.60m x 3.35m)

Refitted with duck egg blue shaded cottage style units with solid wood work surfaces including a single drainer one-and-a-half-bowl porcelain sink inset into a total of seven-doored base units and one drawer pack with extended work surfaces, beneath which there is an integrated dishwasher. Four-doored suspended wall units, one with microwave oven beneath. Original pine-fronted cupboards to one alcove and an integrated fridge with separate freezer and pull-out larder to the other. Central former fireplace recess with a "Neff" dual fuel range cooker and extractor hood above. Slate flooring with under-floor heating. Ceramic tiled splash-back. Five double power points exposed with concealed spurs for appliances. Digital central heating control unit. Timber framed double glazed French windows to:

### Rear Canopy Porch.

### Utility Room

7' 11" x 7' 0" (2.41m x 2.13m) maximum.

Belfast sink. Work surface with single base unit and space for two appliances beneath. Quarry tiled floor. Plumbing for a washing machine. Tall storage cupboard. Suspended wall cabinet. Two double power points.

### W.C.

4' 2" x 2' 5" (1.27m x 0.74m)

Fitted two piece white suite comprising a wall mounted wash hand basin and a high level w.c. Half tiled walls. Quarry tiled floor.

### On The First Floor:

### Landing

18' 7" x 5' 11" (5.66m x 1.80m)

Galleried stairhead. Telephone point. Two double power points. Loft access-point.

### No. 1 Bedroom

14' 6" x 12' 1" (4.42m x 3.68m)

Radiator. Telephone point. Four double power points.

### En-Suite Shower Room

8' 2" x 3' 8" (2.49m x 1.12m)

Fitted with a three piece white suite comprising a 1200 mm shower tray with sliding screen entrance doors and a "Mira" power shower with handset and cascade shower fittings, w.c. with concealed cistern and wash hand bowl. Part travertine tiled walls. Inset ceiling lighting. Extractor fan. Panel radiator.

### No. 2 Bedroom

12' 0" x 11' 0" (3.65m x 3.35m)

Radiator. Two double power points.

### No. 3 Bedroom

12' 0" x 11' 5" (3.65m x 3.48m)

Two double power points. Wall mounted "Glow-Worm" combination gas fired central heating boiler. Ornamental original fireplace surround. Radiator.

### Bathroom

7' 11" x 6' 7" (2.41m x 2.01m)

Fitted three piece white suite comprising a roll-top cast-iron bath with free-standing shower mixer tap attachment, pedestal wash hand basin and close coupled dual flush w.c. Oak finished flooring. Painted timber panelled walls to dado level. Inset ceiling lighting. Extractor fan. Column radiator.

### Outside:

Slate covered CAR PARKING to the frontage with space for at least two cars. Southerly facing mainly lawned side and rear garden with SEATING AREA and timber GARAGE 5.5m x 3m with up and over door accessed from the rear lane.

### Services:

All mains services are connected subject to statutory regulations. THE CENTRAL HEATING is a conventional radiator system effected by the wall mounted "Glow-Worm" gas fired boiler situated in the third bedroom. The property is wired for a BT telephone system.

### Tenure:

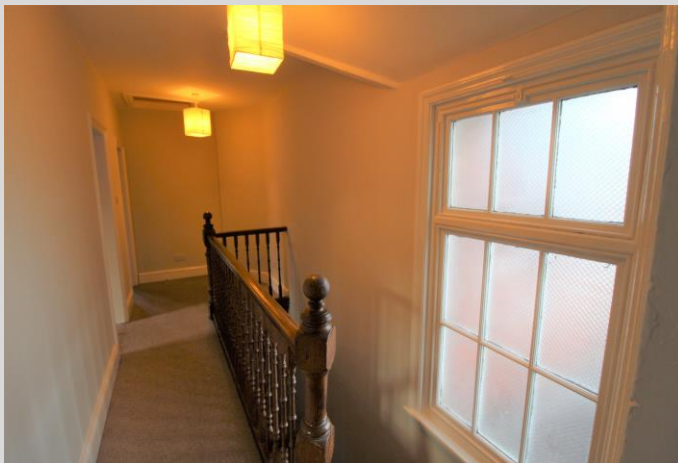
Freehold. Vacant Possession on Completion. NO CHAIN.

### Note:

The fitted floor and window coverings are to be included at the sale price.

### Viewing:

By prior appointment with the Agents.





### Council Tax Band:

The property is valued in Band "E".

### EPC:

EPC = D. A full copy of the Energy Performance Certificate (EPC) relating to this property is available electronically at <https://find-energy-certificate.digital.communities.gov.uk/> You will need to use the post code (LL11 2NA) and property name or number (2 Acton Road).

### Directions:

For satellite navigation use the post code LL11 2NA. Leave the town centre on Chester Road continuing to the roundabout by the nine acre playing field at which turn left onto Prices Lane. Turn first left after about fifty yards into Acton Road continuing to the head of the roadway, when the property will be observed as the last on the left.



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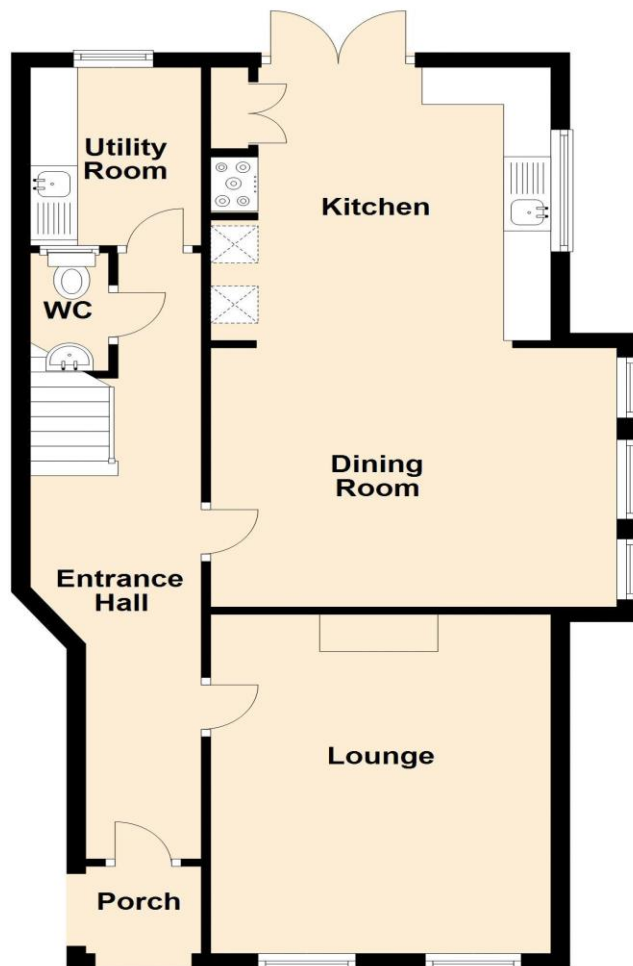






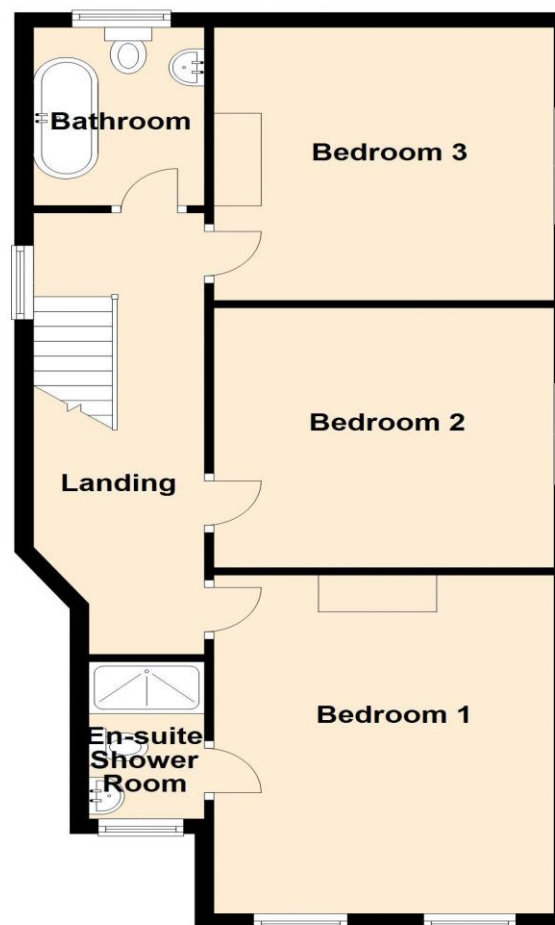
## Ground Floor

Approx. 65.7 sq. metres (706.8 sq. feet)



## First Floor

Approx. 61.5 sq. metres (662.4 sq. feet)



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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