



EPC:
Waiting

Lon Y Gelli, Wrexham,
Asking Price: £339,950

**Beresford
Adams**







****NO CHAIN****

****RENOVATED THROUGHOUT****

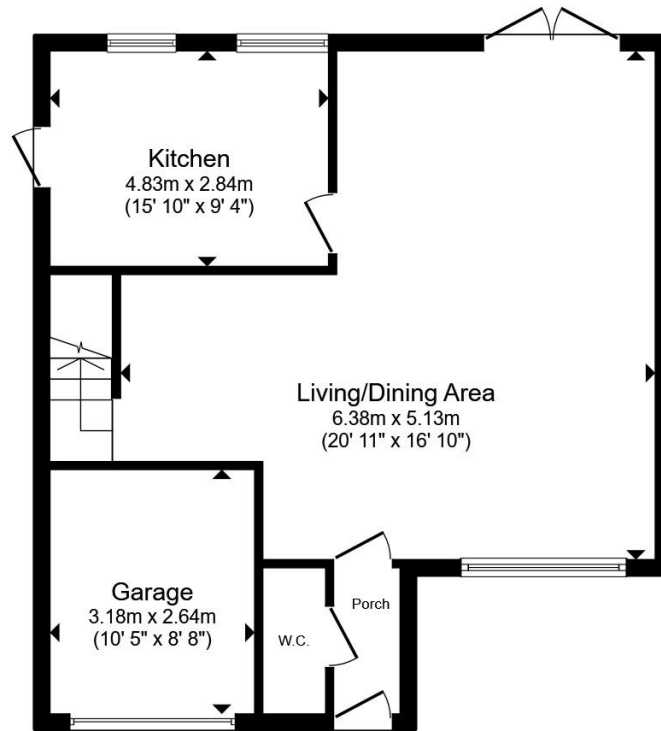
****CALLING ALL FAMILIES, FANTASTIC LOCATION FOR FAMILIES****

Beresford Adams are delighted to bring to the market this detached 4 bedroom family home finished to an impeccable detailing and standard. The family home is situated within a cul-de-sac location overlooking a playground to the front in the sought-after area of Little Acton, just off Smithy lane on the Chester side of the City and is being sold with NO ONWARD CHAIN.

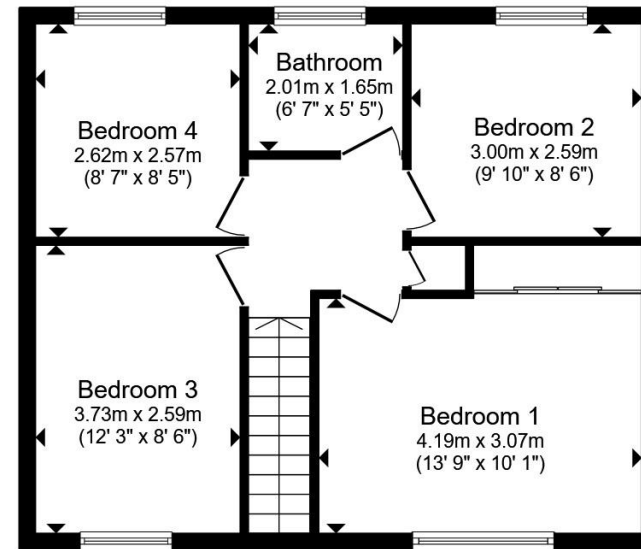
The property has been completely renovated throughout featuring a superbly fitted open-plan white high gloss kitchen, breakfast room and dining space with integral appliances with useful utility off. The reception hall is bright and spacious and has a re-fitted WC/cloakroom off the entrance porch and enters into the spacious living room. On the first floor the detailing continues to the four bedrooms, the family bathroom with bath, basin..

Externally the front is a lawned front garden and ample parking to the front driveway and an integral single garage with new electric roller door with fob access. To the





Ground Floor



First Floor

Total floor area 112.8 m² (1,214 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **E**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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