



1 Trefynant Gardens

Tower Hill, Acrefair, Wrexham



BNP PARIBAS GROUP

A modern detached architect-designed home located in an semi-private and peaceful location

A contemporary three to four bedroom property with double garage, combining modern amenities with a wealth of architectural detail including large feature glazing and wooden flooring across the ground floor to provide an elegant, practical and cohesive living and entertaining environment. It is situated in a private location near to local village and town centre amenities.



3 RECEPTION ROOMS



3/4 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



0.28 ACRES



FREEHOLD



SEMI-RURAL



1,643 SQ FT



**GUIDE PRICE
£525,000**



The property

1 Trefynant Gardens is a delightful, architect-designed residence, configured to provide a fusion of contemporary luxury and sophisticated design. Nestled in a semi-private and peaceful location, yet conveniently close to both the charming local village and bustling town centre, this three to four-bedroom property with a double garage provides a harmonious blend of both practical living and stylish entertaining.

The accommodation is accessed via a striking gable end entrance hall, setting the tone for the home's refined aesthetic. The ground floor offers a meticulously designed living space, beginning with a front-facing study with built-in storage, all readily designed to be used alternatively as a bedroom. An elegant suite of inter-connecting, part-vaulted rooms include a dining room with double-height glazing, and a grand double-height sitting room with a glazed galleried landing above. This elegant room is further enhanced by a contemporary freestanding woodburning stove and a captivating triangular window wall, which opens onto the rear terrace

through integrated French doors.

The modern, well-proportioned, kitchen features double-height glazing, a range of sleek high-gloss wall and base units, complementary work surfaces, modern integrated Neff appliances, including a wine chiller. A door leads to the adjacent fitted utility room which also offers access to the side of the property. Accessible from an inner hall, the ground floor accommodation is completed by a double bedroom with a fully-tiled en suite bathroom including a freestanding bath and separate shower.

A contemporary staircase rises from the entrance hall to a generous first floor galleried landing overlooking the sitting room below, giving access to a spacious part-vaulted principal bedroom with feature triangular front aspect glazing, fitted storage and a contemporary fully-tiled en suite shower room with twin sinks. An additional front aspect double bedroom with feature triangular glazing, useful eaves storage and modern en suite shower room completes the facilities.



Outside

The property is approached through a five-bar gate, opening onto a sweeping shared tarmac driveway that leads to a gravelled forecourt providing ample private parking. This forecourt provides direct access to a charming paved front terrace, the detached double garage with a boarded loft space and solar panels on the roof, and the elegant gable end front door. There is also access via the opening to what was once the old railway, down to a sunken, shared area of level lawn.

To the rear, the delightful enclosed garden is predominantly laid to lawn, bordered by an array of well-stocked flower beds, creating a vibrant, colourful background. The garden features a summer house, a shed, and a raised decked seating area—perfect for alfresco dining or simply unwinding in serene surroundings. A paved terrace, easily accessible from the sitting room, adds to the charm, while the entire garden is enveloped by mature trees, ensuring a high degree of privacy and seclusion.

Location

Distances

- Trevor 0.5 mile
- Acrefair 0.7 mile
- Cefn Mawr 1.0 mile
- Chirk 4.3 miles
- Llangollen 4.4 miles
- Wrexham 7.6 miles
- Chester 19.5 miles

Nearby Stations

- Ruabon
- Chirk
- Wrexham Central

Key Locations

- Pontcysyllte Aqueduct (UNESCO World Heritage Site)
- Chirk Castle (National Trust)
- Erddig Hall & Gardens (National Trust)
- Ty Mawr Country Park
- Plas Newydd Historic House and Gardens

The popular residential area of Tower Hill sits near to Acrefair village which, together with neighbouring Trevor and Cefn Mawr, offers a good range of amenities including shopping, social facilities and primary schools. Nearby Ruabon village offers wider facilities including local shopping, a pharmacy, Post Office, pubs and English and Welsh language primary schools. Chirk, Llangollen and Wrexham offer more extensive facilities including a wide range of both major and independent retailers and retail parks, the latter also offering two traditional covered markets and an open air market.

Communication links are excellent: regular buses from Acrefair provide easy daily connections to the region's major commercial centres, Ruabon station provides regular services to Chester and Shrewsbury with onward links to London, the nearby A483 connects Swansea in Wales to Chester in England and the A55 North Wales Expressway links to the M53, facilitating daily commuting to major commercial and industrial centres in both Wales and England.

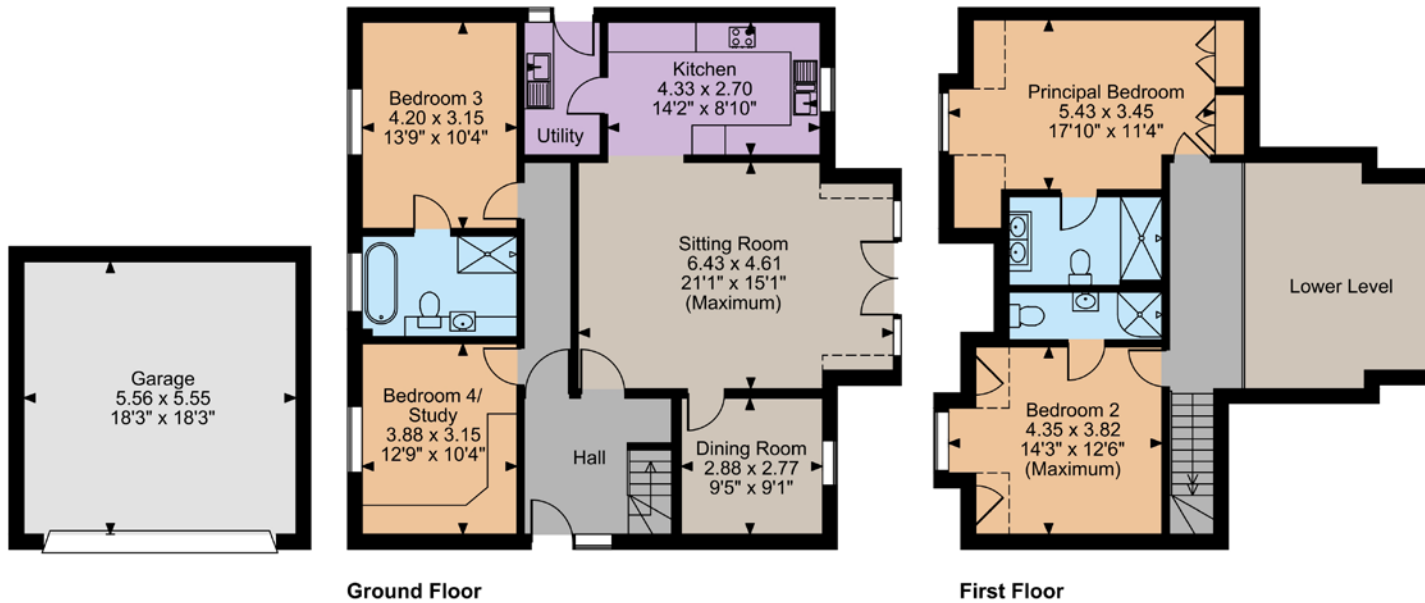
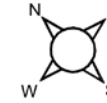
- Llangollen Railway (heritage steam railway)
- Valle Crucis Abbey (historic ruins)
- Cefn Viaduct & Panorama Walk
- Alyn Waters Country Park
- Whittington Castle

Nearby Schools

- Moreton Hall
- Oswestry School
- Ellesmere College
- Packwood Haugh
- Adcote School for Girls
- Ruthin School
- The King's School
- The Queen's School



Trefynant Gardens, Tower Hill, Acrefair
Main House internal area 1,643 sq ft (153 sq m)
Garage internal area 332 sq ft (31 sq m)
Total internal area 1,975 sq ft (184 sq m)



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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Floorplans

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 Garage internal area 332 sq ft (31 sq m)
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 For identification purposes only.

Directions

Post Code: LL14 3SX

what3words: ///collect.grove.apples

General

Local Authority: Wrexham

Services: Mains electricity, gas, water and drainage.
 Fitted solar panels to garage roof.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: B

Fixtures and Fittings: All fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

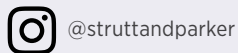
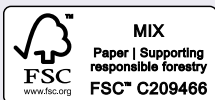
Chester

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