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Wrexham | | LL13 9QB

£323,000

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" VIEWING HIGHLY RECOMMENDED to APPRECIATE THE ACCOMMODATION ON OFFER".

We are DELIGHTED to offer For Sale this Immaculately presented and STUNNING Four Bedroom family home situated within the POPULAR and SOUGHT after residential location of Borrás in Wrexham. This BEAUTIFULLY PRESENTED property has been EXTENDED in the past to produce a spacious home offering versatile living accommodation with Kitchen/Dining Area leading into a stunning Garden room with doors opening to the rear garden. The property has Two spacious reception rooms, Four Bedrooms, well maintained gardens, all of which can only be appreciated via internal inspection.

In brief the property Accommodation comprises of; Entrance Hall, Downstairs Cloakroom w.c, Lounge, Kitchen/ Dining Room, Garden room to the ground floor. Four Bedrooms and Family Bathroom to the first floor accommodation. Outside Beautifully presented gardens and off road parking to the front.

The suburb of Borrás offers a wealth of local amenities including various shops, schools and sits on the outskirts of Wrexham town centre and having excellent access to the Industrial estate and major road networks out of Wrexham.

- FOUR BEDROOM
- EXTENDED DETACHED HOUSE
- GARDEN ROOM
- MODERN AND BEAUTIFULLY PRESENTED KITCHEN
- TWO RECEPTION ROOMS
- GOOD SIZED GARDEN TO THE REAR
- GARAGE
- DOWNSTAIRS CLOAKROOM W.C.
- OFF ROAD PARKING FOR FOUR TO FIVE VEHICLES
- GAS CENTRAL HEATING



ACCOMMODATION TO GROUND FLOOR

The property is accessed via UPVC Double glazed frosted door with matching side window.

ENTRANCE HALLWAY

With UPVC Double glazed window to the front, laminate flooring, staircase rising off to the first floor accommodation, modern radiator, downstairs cloakroom, spotlights to ceiling, under stairs cupboard.

DOWNSTAIRS CLOAKROOM

Comprising of low level w.c., wash hand basin set in a vanity unit, UPVC Double glazed and frosted window to the side, tiled floor.

LOUNGE

15'6" x 15'1" (4.734m x 4.599m)

With UPVC Double glazed window to the front and side, with modern radiator beneath, wall mounted electric fire. laminate flooring, Feature glass panelled door to kitchen/ diner.

KITCHEN/DINING ROOM

22'1" x 9'1" (6.75m x 2.79m)

Beautifully presented Kitchen comprising a good range of wall and base cupboards in HI Gloss, with complementary worktop surfaces incorporating, sink unit with mixer tap, space for Five ring electric range cooker with double steel canopy extractor hood over, Integral Fridge/freezer, Integral Dishwasher, Cupboard housing central heating boiler, UPVC Double glazed and frosted door to the side, built in wine rack, modern vertical radiator, spotlights to the ceiling, laminate flooring, squared archway to the garden room

GARDEN ROOM

12'7" x 12'0" (3.85m x 3.68m)

Comprising of UPVC Double glazed windows, UPVC Double glazed French style doors to the rear garden, laminate flooring, spotlights to the ceiling.

FIRST FLOOR LANDING AREA

With access to the loft space and part boarded, UPVC Double glazed and frosted window to the side,

spotlights to the ceiling, cupboard housing central heating tank, doors off to the bedrooms and family bathroom.

BEDROOM ONE

12'7" 8'7" (3.857m 2.617m)

With UPVC Double glazed window to the front with radiator beneath, built in wardrobes, laminate flooring.

BEDROOM TWO

11'3" x 9'2" (3.453m x 2.814m)

With UPVC Double glazed window to the rear with radiator beneath, laminate flooring, built in wardrobes with mirrored sliding doors.

BEDROOM THREE

9'2" x 8'5" (2.805m x 2.585m)

With UPVC Double glazed window to the rear with radiator beneath, laminate flooring.

BEDROOM FOUR

10'5" x 6'7" (3.190m x 2.032m)

With UPVC Double glazed window to the side with double panel radiator beneath, laminate flooring.

FAMILY BATHROOM

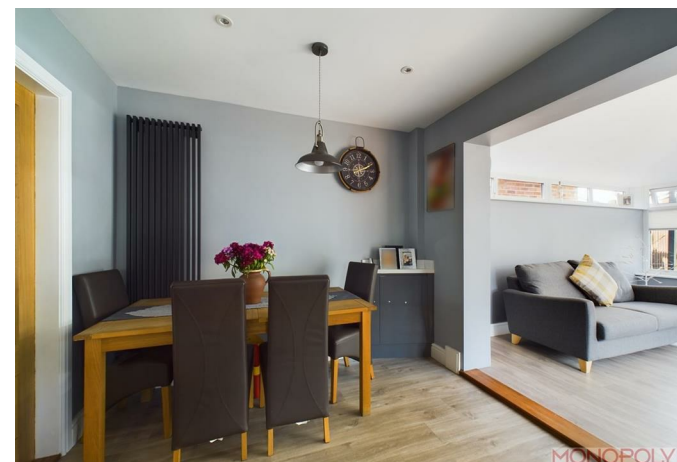
Dual sized shower cubicle with rainforest shower head, wash hand basin and low level w.c., set in a vanity unit, UPVC Double glazed frosted window to the front, Chrome ladder style radiator/towel rail, tiled floor, spotlights to the ceiling.

OUTSIDE TO THE FRONT

The property is approached by an extensive block paved driveway with off road parking for four to five vehicles, screened by a brick wall to the boundary. the driveway extends to the single garage with up and over door, and there is gated access to the right hand side which gives access to the side garden and in turn the rear garden.

OUTSIDE TO THE REAR

To the rear there is a block paved sitting area which leads to a paved patio/sitting area and which in turn





leads to the Astro turf lawn. There is a further slightly raised sitting area and the garden is enclosed by wooden fencing.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

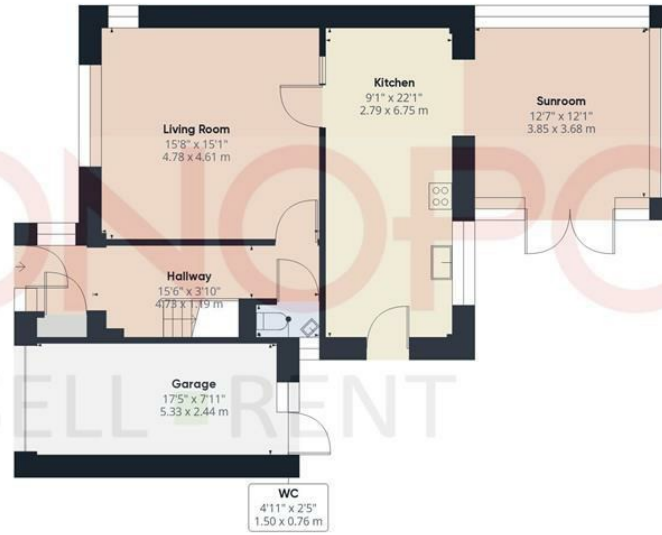
Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage

KEY FACTS FOR BUYERS

Please see Key Facts for buyers in Web Link.



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Ground Floor

Approximate total area⁽¹⁾
 1393.7 ft²
 129.48 m²

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Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

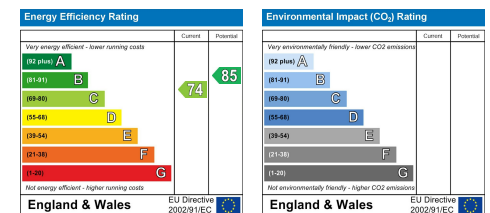
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