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Wrexham | | LL13 9NQ

£395,000

MONOPOLY[®]

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Welcome to Ansell Road, Borras, Wrexham - a superb location for this stunning, extended, detached house that boasts a generous kitchen diner, 2 reception rooms, 5 bedrooms, and 3 bathrooms. This property is a true gem for those seeking a spacious and comfortable living space. Upon entering, you are greeted by the elegance of the reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The abundance of space allows for versatile use, whether it be a cosy family movie night or a sophisticated dinner party. The 5 bedrooms offer ample room for a growing family or visiting guests. Each room is thoughtfully designed to provide comfort and privacy, ensuring everyone has their own sanctuary to retreat to at the end of the day. With 3 bathrooms, there will be no more waiting in line during the morning rush making hectic mornings a thing of the past. This detached house is the epitome of modern living, offering a perfect blend of style and functionality. The property is situated in a convenient location, surrounded by ample amenities. Just a short walk away is Acton Park - perfect for outdoor relaxation. For your day-to-day needs, a Co-op food store is located in Borras Park and for those days when you have a craving for takeaway, the Borras Park Fish Bar is nearby. The Ysgol Parc Borras Park Community Primary School further adds to the appeal of this location with its proximity for those with children. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm of Ansell Road for yourself.

- A VERY SPACIOUS FIVE BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS
- KITCHEN/DINER
- UTILITY ROOM & DOWNSTAIRS WC
- DOWNSTAIRS BEDROOM WITH EN SUITE
- FAMILY BATHROOM AND EN SUITE SHOWER ROOM TO FIRST FLOOR
- AMPLE OFF ROAD PARKING
- ATTRACTIVE LANDSCAPED REAR GARDEN
- SOUGHT AFTER LOCATION
- VIEWING HIGHLY RECOMMENDED!



Entrance Hall

Composite front door, bamboo flooring, stairs to first floor, understairs cupboard, doors to lounge, kitchen, wc and bedroom 5.

Lounge

Bamboo flooring, window to front, gas fire with complementary surround, door to dining room.

Dining Area

Wood effect floor, open plan to family room.

Family Room

Wood effect floor, French style doors to rear garden, double doors to kitchen.

Kitchen/Diner

Fitted range of wall and base units, complementary granite worktops, range master cooker, extractor, integral fridge freezer, dishwasher, stainless sink drainer, mixer tap, window to rear, bamboo flooring, external door to rear, door to utility.

Utility

With wall and base units, inset sink, space for white goods, window to side, bamboo floor.

WC

Toilet, hand wash basin in vanity, tiled walls and floor.

Bedroom 5

Wood effect floor, window to front, door to en suite, and storage cupboard.

En Suite

Wet room style en suite with walk in shower, wc, hand wash basin, non slip vinyl flooring, window to side, tiled splashbacks, extractor.

First floor landing

Spacious landing with carpet, window to rear,

cupboard housing mega flow water tank, doors to four bedrooms and bathroom.

Bedroom One

Wood effect flooring, window to front, fitted wardrobes, door to ensuite.

En Suite

Wet room style with shower area, non slip vinyl flooring, hand wash basin, Closimat wc, tiled walls, spotlights, extractor.

Bedroom Two

Fitted range of bedroom furniture, wood effect flooring.

Bedroom Three

Window to rear, fitted wardrobes and drawers, wood effect flooring.

Bedroom Four

Laminate flooring, window to front.

Bathroom

Jacuzzi bath, large corner shower, wc, hand wash basin, tiled walls and floor, window to rear, spotlights, extractor.

Boiler Room

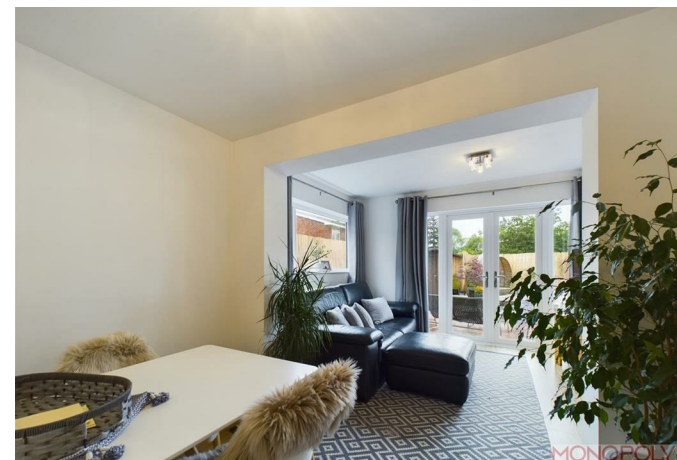
A useful storage space with wall mounted boiler power and lighting.

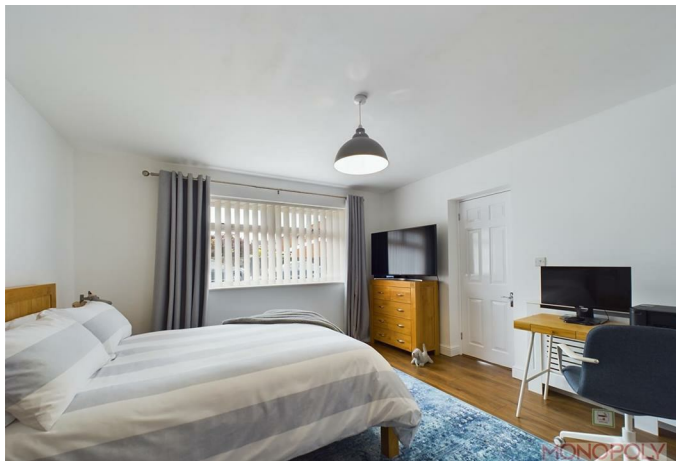
Outside

Front - Brick laid drive, space for three to four vehicles, lawn to side.

Rear - South facing landscaped rear garden with slate and paving, enclosed with fencing, access to front, two timber garden stores.

IMPORTANT INFORMATION





*Key facts interactive report link available in video tour and brochure sections. *
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 details must therefore be taken as a guide only.







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Ground Floor

Approximate total area⁽¹⁾
 1633.37 ft²
 151.75 m²

MONEY LAUNDERING REGULATIONS 2003
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Floor 1

(1) Excluding balconies and terraces

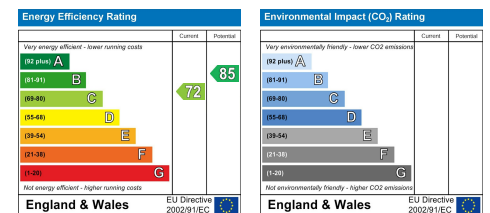
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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MONEY LAUNDERING REGULATIONS 2003

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