



Ffordd Alun, Wrexham LL12 7PH

£235,000

A superb 3 bedroom link detached bungalow situated within a popular residential area close to Wrexham city centre. This excellent property offers a well appointed kitchen, conservatory, a good size, easily maintainable garden, off road parking and a single garage and really must be viewed to be fully appreciated. Located in the Acton area of Wrexham with a wealth of local amenities close to hand as well as having excellent access to the A483 for commuting. In brief the property comprises of; entrance hall, lounge, inner hallway, shower room, 2 bedrooms, bedroom 3/dining room and a conservatory.

- A superb 3 bedroom link detached bungalow
- Well appointed kitchen
- Conservatory
- Good size, easily maintainable garden
- Off road parking and single garage
- NO CHAIN



Entrance Hall

1.91m x 1.31m (6'3" x 4'3")

With carpeted flooring, door to a cupboard housing the gas combination boiler.

Lounge

5.35m x 3.46m (17'6" x 11'4")

A good size lounge with an attractive central fireplace with inset living flame gas fire, marble surround, hearth and mantel, double glazed window to the front, carpeted flooring.

Inner Hallway

With carpeted flooring, access to the loft space.

Kitchen

2.64m x 2.60m (8'7" x 8'6")

A well appointed fitted kitchen offering a range of wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, built in electric double oven and grill, 4 ring gas hob with extractor fan over, plumbing for a washing machine, space for a refrigerator, part tiled walls, door to a side porch, double glazed window.

Bedroom 1

3.99m x 3.13m (13'1" x 10'3")

With a double glazed window to the rear, carpeted flooring.

Bedroom 2

3.06m x 2.95m (10'0" x 9'8")

With a double glazed window to the rear, carpeted flooring.

Bedroom 3/ Dining Room

2.96m x 2.64m (9'8" x 8'7")

With carpeted flooring, double glazed sliding doors off to the conservatory.

Conservatory

2.67m x 2.78m (8'9" x 9'1")

A superb extra living space with uPVC double glazed windows, door off to the rear garden, tiled flooring.

Bathroom

1.86m x 1.64m (6'1" x 5'4")

Fitted with a low level w.c, pedestal wash hand basin, shower cubicle, fully tiled walls, double glazed window, tiled flooring.

Rear Garden

To the rear is a hard landscaped, easily maintainable garden with a paved patio leading on to a gravelled garden with central paving. To the side is a brick paved pathway leading to gates opening to the front of the property.

Front

To the front is a brick paved driveway providing off road parking and leading to a single garage with up and over door.

Important Information

*Key facts interactive report link available in video tour and brochure sections. *

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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.





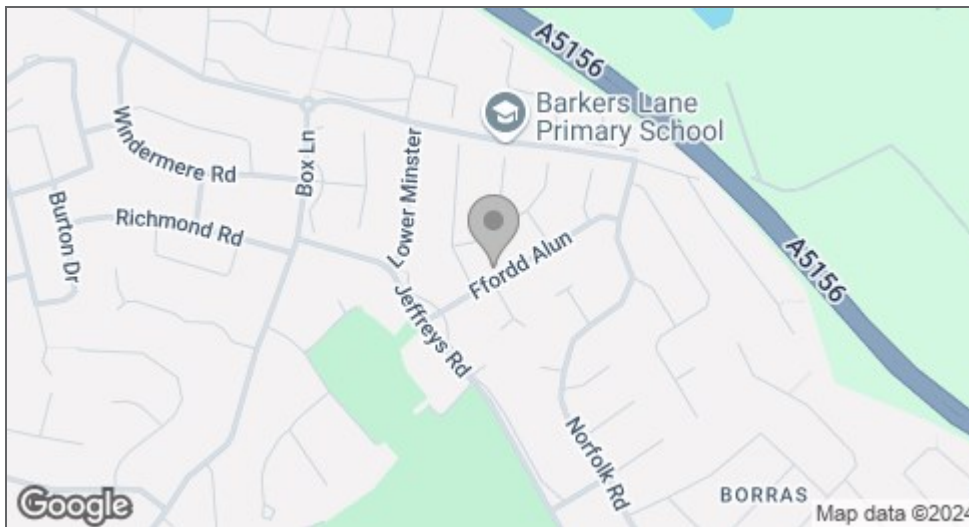
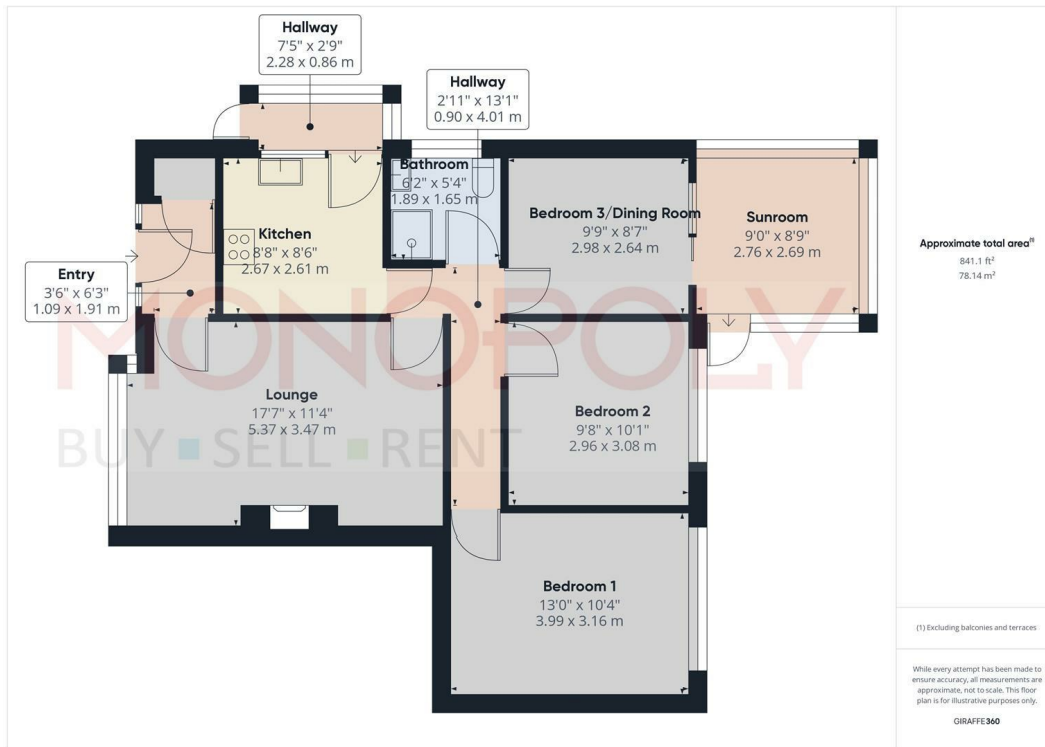


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			68
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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