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Wrexham | | LL13 9GD

£230,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

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"VIEWING IS HIGHLY RECOMMENDED"

We are DELIGHTED TO OFFER FOR SALE This Superb Three bedroom End of Mews Property Located in the SOUGHT AFTER AREA of the Fairways in Borrás Park. The property is Situated within a quiet cul-de-sac and offers off road parking for Three to Four vehicles and garden to the rear. There is a Sun Room extension to the rear and lovely Paved Patio/ sitting area.

The internal accommodation on offer Comprises of an Entrance Hall with staircase rising off to the first floor, Lounge, Downstairs Cloakroom, Kitchen/ Dining room, Sun Room, to the Ground floor and to the first floor there is a Main Bedroom with En-suite Shower room, Two Further Bedrooms and a Family bathroom. The property also benefits from UPVC Double glazing and Gas Central Heating and offers off-road parking on a private driveway and garden to the rear.

The property is conveniently located with a wealth of local amenities within walking distance including an array of shops and a Popular schools as well as having superb links to the City centre, the A483 and road networks beyond.

- THREE BEDROOM
- EXTENDED SEMI DETACHED
- SUN ROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GARDEN TO THE REAR
- EN SUITE SHOWER ROOM
- OFF ROAD PARKING FOR THREE TO FOUR VEHICLES
- DOWNSTAIRS CLOAKROOM



ACCOMMODATION TO GROUND FLOOR

The property is accessed via UPVC Double glazed, stained and frosted front door which gives access to the Entrance Hallway.

ENTRANCE HALLWAY

With laminate flooring, staircase rising off to the first floor accommodation, doors to cloakroom and Lounge.

DOWNSTAIRS CLOAKROOM

Comprising of a low level w.c, wash hand basin, UPVC Double glazed and frosted window to the front, single panel radiator.

LOUNGE

15'5" x 12'0" (4.702m x 3.659m)

UPVC double glazed window to front, with double panel radiator beneath, Television point. Coved and textured ceiling, laminate flooring, door to kitchen/ dining room.

KITCHEN/ DINING ROOM

15'6" 9'3" (4.732m 2.843m)

Comprising of a range of wall and base cupboards with complementary worktop surfaces, incorporating single drainer sink unit with mixer taps over, Built-in Four ring Gas hob, electric oven/ grill and Stainless steel canopy extractor hood above, laminate flooring, Integral dishwasher, Plumbing for automatic washing machine, cupboard housing Gas fired central heating boiler, UPVC Double glazed window to the conservatory, Double radiator, walk in understairs storage cupboard, Squared archway tot he conservatory.

SUN ROOM

12'11" x 8'1" (3.942m x 2.481m)

UPVC Double glazed windows and French style doors opening to the rear garden, laminate flooring, radiator, two Velux windows to the ceiling, spotlights to the ceiling.

FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, access to the loft space, Airing cupboard housing hot water cylinder, doors off to all rooms.

BEDROOM ONE

11'9" x 9'1" (3.591m x 2.776m)

UPVC double glazed window to the front, single panel radiator, door to En-Suite Shower room

EN SUITE SHOWER ROOM

Three piece comprising shower cubicle, pedestal wash hand basin set in a vanity unit and dual flush low level WC. tiled walls, Chrome ladder style radiator/ towel rail.

BEDROOM TWO

9'11" x 9'1" (3.046m x 2.780m)

UPVC double glazed window to the rear, single panel radiator, laminate flooring.

BEDROOM THREE

7'4" x 6'0" (2.260m x 1.853m)

UPVC double glazed window to the front, single panel radiator.

FAMILY BATHROOM

Comprising of a Three piece coloured suite comprising panel enclosed bath, pedestal wash hand basin and low level WC. Part tiled walls. Radiator. UPVC double glazed frosted window to the rear, extractor fan

OUTSIDE TO THE FRONT

The property is approached by a block paved driveway to the front offering off road parking for three to four vehicles. Open plan style lawn to adjoining property, gated access to the side garden and rear, where there is a large paved patio/sitting area, which extends to the rear garden.

OUTSIDE TO THE REAR

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 details must therefore be taken as a guide only.

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 BUYER

Please see Key Facts for buyers in Web Link.







Ground Floor



Floor 1

Approximate total area⁽¹⁾
860.04 ft²
79.9 m²

(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.

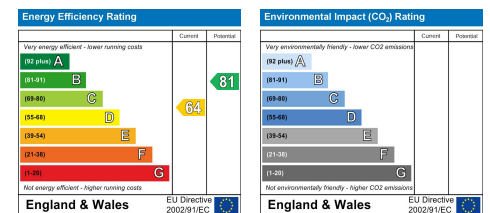
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