



## Borras Road, Wrexham LL13 9ER

### £1,100 Per Month

New to rental market is this charming 3-bedroom extended semi-detached house situated in the desirable area of Rhosnesni. This delightful property is perfect for families and professionals alike, offering comfortable and spacious living. Upon entering, you will find two versatile reception rooms, one of these rooms features a cozy log burner. The modern kitchen is complemented by a range of integrated appliances. There is also a convenient downstairs W/C. Upstairs, the house offers two generously sized double bedrooms and a large single room. The well-appointed bathroom is accompanied by a separate W/C. The exterior of the property is equally impressive, featuring both front and back gardens ideal for outdoor activities and entertaining. A driveway accommodating multiple cars. Combining modern comforts with traditional charm, this lovely home presents an ideal rental opportunity in one of Rhosnesni's most sought-after areas. Don't miss the chance to make this delightful house your next home! VIEWING DATE: 5TH AUGUST 2024, MOVE IN DATE: AFTER 9TH SEPTEMBER 2024

- 3 Bedroom Semi Detached
- Downstairs W/C
- Double Garage
- Log Burner
- Sought After Schools Nearby
- Driveway for Multiple Cars
- 2 Reception Rooms
- Rear Garden with Decking Area
- Double Glazed Windows
- Holding Fee Required on Application



## Porch

0.58 x 2.55 (1'10" x 8'4")

Entry into property with space for coat and shoe storage. Patterned tile flooring.

## Reception 1

3.74 x 3.55 (12'3" x 11'7")

Original 1920's door leading into front reception room. With parquet flooring, log burning stove and a large bay window.

## Reception 2

3.72 x 3.58 (12'2" x 11'8")

Open plan second reception area, leading onto dining room. Parquet flooring that matches the original hallway and front living room.

## Dining Area

3.23 x 5.89 (10'7" x 19'3")

This area is part of the extension, with a vaulted ceiling and velux skylights. Patio doors leading out onto the rear garden.

## Kitchen

2.98 x 2.43 (9'9" x 7'11")

Large kitchen with lots of integrated appliances, including Fridge/Freezer, washing machine, dishwasher and range style cooker. Belfast sink positioned overlooking the garden. Slate effect tile to the floor and wooden butchers block worktops throughout.

## Bedroom 1

3.69 x 2.92 (12'1" x 9'6")

Laminate flooring. Built in wardrobes. Clean and modern white walls. To the front of the property with a bay window overlooking front garden.

## Bedroom 2

3.73 x 3.62 (12'2" x 11'10")

Grey carpet and white walls. Double bedroom, with lots of space for furniture. Window overlooking the back garden.

## Bedroom 3

2.72 x 2.50 (8'11" x 8'2")

Large single bedroom. Beige carpets and cream walls.

## Bathroom

2.12 x 2.47 (6'11" x 8'1")

White bathroom suite, with shower over the bath with glass shower door. Large storage cupboard with the boiler inside. Toilet is in separate room next to this room.

## W/C

0.93 x 1.69 (3'0" x 5'6")

Downstairs W/C with wash basin. Grey pattern tile floor and space to hang coats.

## Double Garage

Double garage with power.

## Gardens

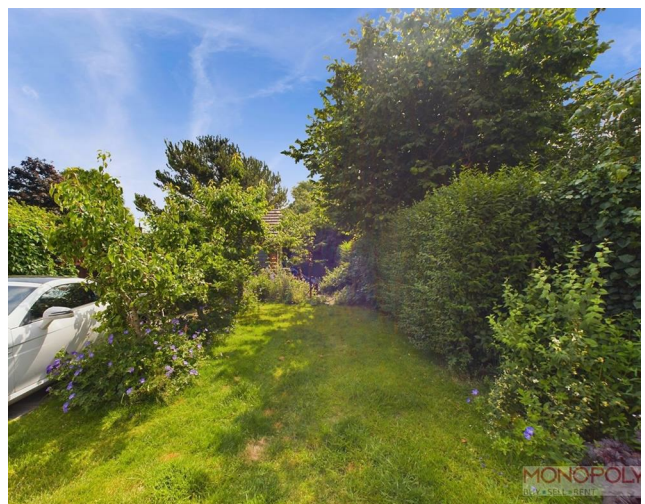
Front and back garden with mature plants. Driveway runs down the length of house and back garden to the double garage. Grassed area to front and back. Trees in rear garden include: Apple Tree, Plum Tree, Cherry Tree and Pear Tree.









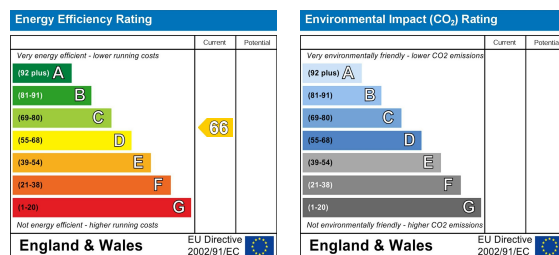
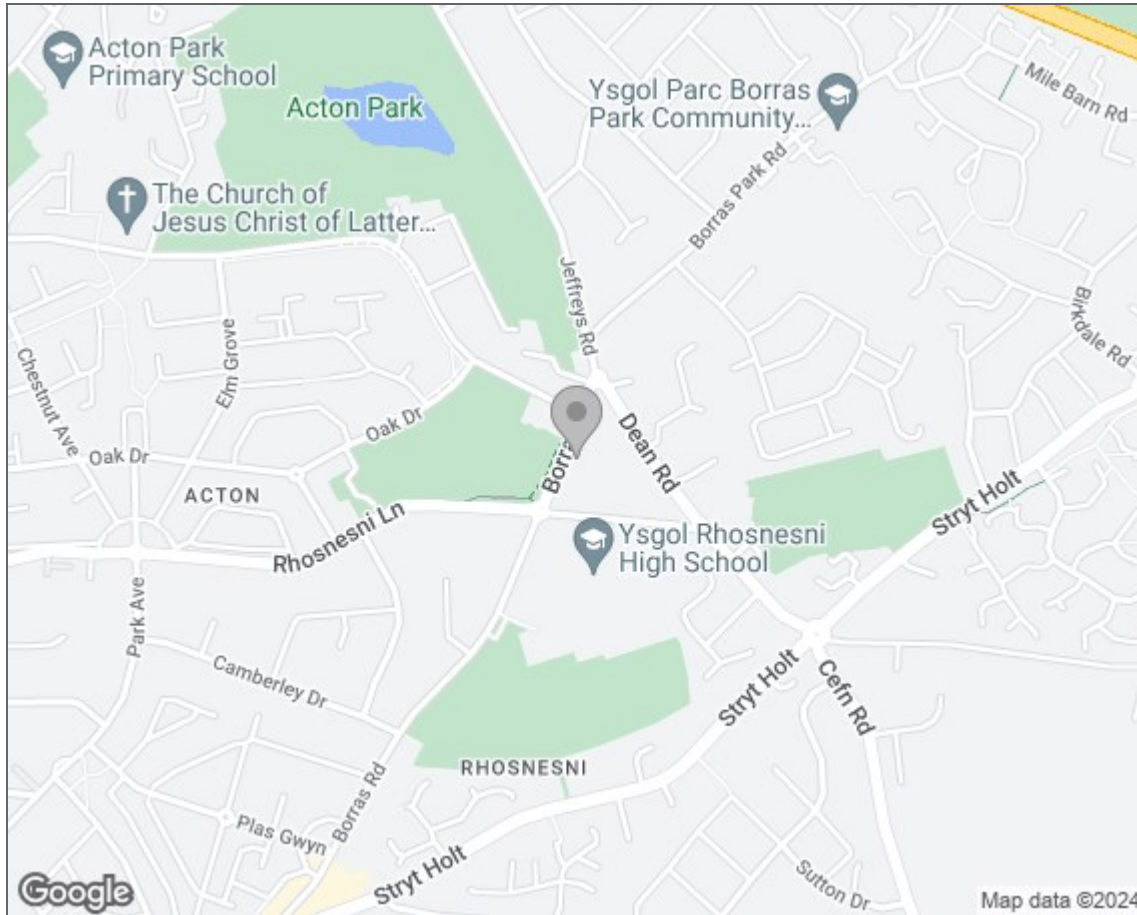


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