



26

Wrexham | | LL12 7TT

Offers In The Region Of £300,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

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"VIEWING HIGHLY RECOMMENDED"

We are DELIGHTED to bring to the market a BEAUTIFULLY PRESENTED and RECENTLY MODERNISED Three bedroom detached bungalow in a VERY SOUGHT after and DESIRABLE residential location which offers good living space.

The accommodation comprises of an Entrance Porch, Hallway, Excellent sized Lounge, Kitchen, Dining Room, Three Bedrooms and Bathroom Externally there is a Large driveway leading to Single Garage with electric Roller door, Good sized to the rear.

Located in the Popular area or Borrass Park the property is in close proximity to local amenities including shops, schools, and public transport commuting is within easy access to major link road and to the A483 for commuting.

- MODERNISED THREE BEDROOM
- DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LARGE DRIVEWAY LEADING TO GARAGE
- GOOD SIZED GARDEN TO THE REAR
- GARAGE WITH ELECTRIC ROLLER DOOR
- HARD WIRED INTERNET
- OUTSIDE LIGHTING ON A DUSK TO DAWN SETTING



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a Composite double glazed and frosted door with matching side panels which lead to the entrance porch.

ENTRANCE PORCH

With tiled floor, spotlights to ceiling, Feature door to entrance hallway.

ENTRANCE HALLWAY

Which has a modern vertical radiator, laminate flooring, spotlights to the ceiling, door leading off to Lounge.

LOUNGE

15'1" x 12'2" (4.610m x 3.710m)

With UPVC Double glazed window to the front, modern vertical radiator, Feature wood panelled wall, laminate flooring, spotlights to the ceiling, recessed brick fireplace with Log Burner inset and wooden mantle above.

KITCHEN

12'10" x 9'9" (3.912m x 2.990m)

Beautifully presented modern kitchen, comprising a range of base cupboards with complementary worktop surfaces, incorporating, stainless steel sink unit with mixer tap, plumbing for washing machine, Four ring Gas Hob, electric oven/grill, with stainless steel canopy extractor hood above, modern vertical radiator, tiled flooring, spotlights to ceiling, storage cupboard which houses gas central heating boiler, door leading to dining room.

DINING ROOM

7'10" x 7'0" (2.400m x 2.142m)

With UPVC Double glazed and frosted door to the rear, UPVC Double glazed window to the rear, internal door to the garage.

BEDROOM ONE

12'5" x 9'10" (3.786m x 2.999m)

With UPVC Double glazed window to the front, modern vertical radiator, laminate flooring, feature wood panelled wall.

BEDROOM TWO

9'9" x 9'9" (2.978m x 2.976m)

With UPVC Double glazed window overlooking the rear garden, modern vertical radiator, laminate flooring.

BEDROOM THREE

9'8" x 6'11" (2.971m x 2.117m)

With UPVC Double glazed window to the side, small modern vertical radiator, laminate flooring, access to the loft space with pull down ladder, insulated and has power and light.

BATHROOM

Modern bathroom comprising of a Stand alone bath with shower attachment, wash and basin and Low level w.c. set in a vanity unit, UPVC Double glazed and frosted window to the rear, modern vertical radiator, spotlights to the ceiling.

OUTSIDE TO THE FRONT

Large block paved driveway to the front offering off road parking for

three to four vehicles and leading to the single garage with electric roller door. There is a feature wall to the front boundary and gated access to the left hand side, where there is a good sized side garden area.

OUTSIDE TO THE REAR

The good sized garden has a paved patio/sitting area with Pergola over, sitting area with slate chippings, garden shed, children's play area, Decked sitting area and with panel enclosed fencing to boundaries.

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

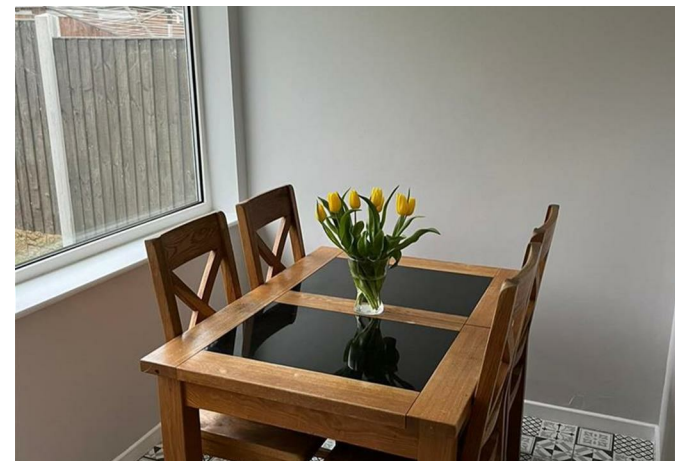
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.

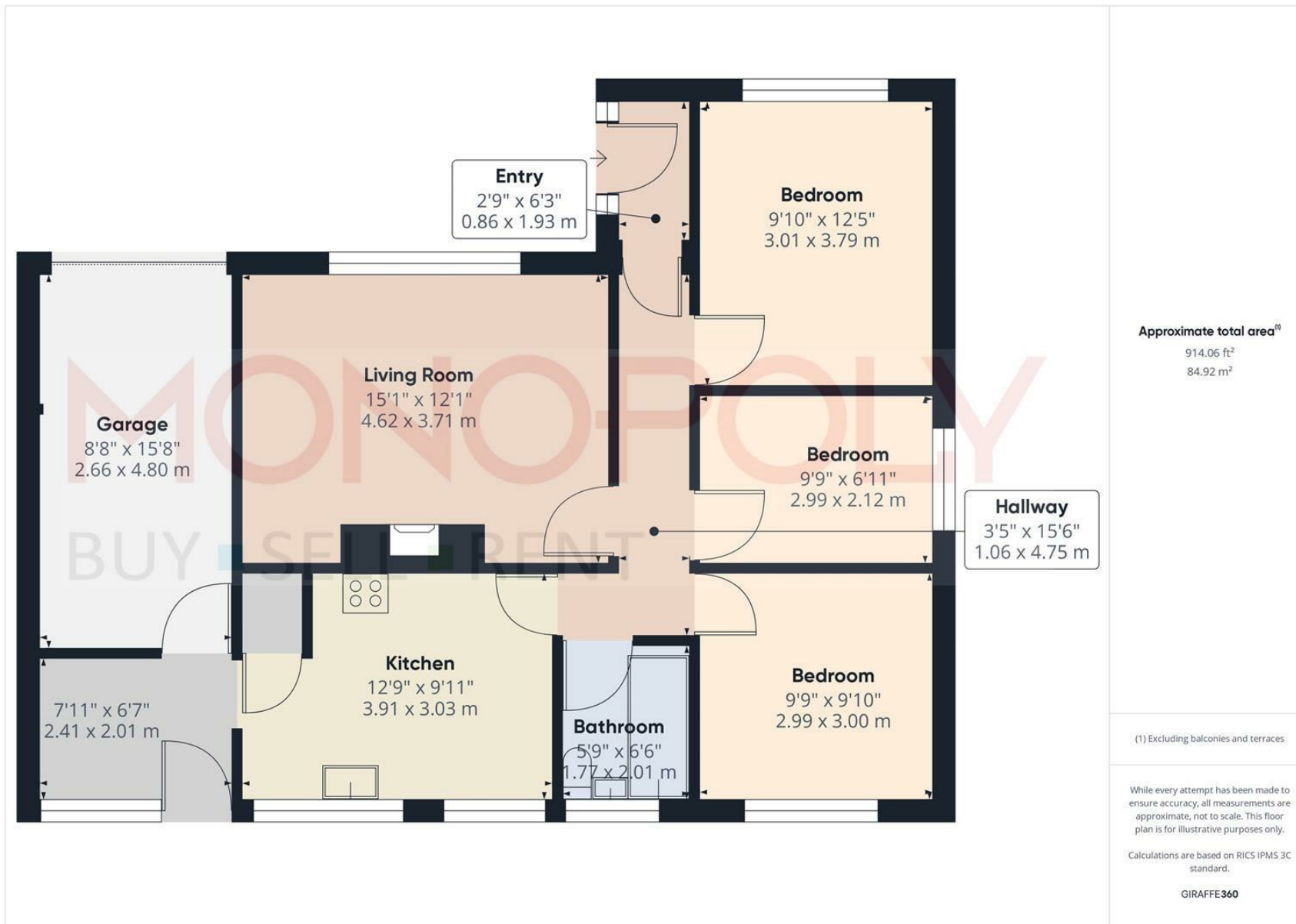
Your home maybe repossessed if you do not keep up repayments on your mortgage

ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.



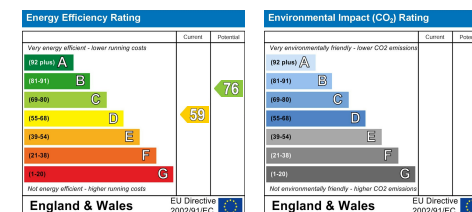




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