



Ffordd Cynan, Wrexham LL12 7SS

£975

**** LONG TERM TENANCY REQUIRED, MINIMUM OF 18 MONTHS**** A superb 3 bedroom link detached bungalow with large rear garden and situated in a popular residential location in the Borrass area of Wrexham. This excellent property has recently been re-decorated throughout by the current owners to include new carpets and lino and offers good size living accommodation. A real feature to the property is the superb garden, benefitting from being on a corner plot so being generous in size. The Borrass area of Wrexham has a wealth of local amenities including primary schools, local shops and has excellent access to the A483 for commuting. In brief the property comprises of; entrance hall, lounge, kitchen, bathroom and 3 bedrooms.

- A superb 3 bedroom link detached bungalow
- Re-decorated throughout
- New carpets
- Corner plot so a generous size garden
- Single garage
- Popular residential location



ACCOMMODATION TO GROUND FLOOR

UPVC Double glazed and frosted door giving access to the Entrance hall

ENTRANCE HALLWAY

With carpeted flooring and door leading into the Lounge/ Dining Room

LOUNGE/ DINING ROOM

5.026m x 4.286m (16'5" x 14'0")

UPVC Double glazed window to the front, side and rear, radiator, door to inner hallway, brand new carpeted flooring.

INNER HALLWAY

With spotlights to the ceiling, large storage cupboard, access to the loft space, radiator, doors off to bedrooms and bathroom, brand new carpeted flooring.

KITCHEN

3.339m x 3.116m (10'11" x 10'2")

Comprising a range of wall and base cupboards, with complementary worktop surfaces incorporating stainless steel sink unit with mixer tap, built in Four ring Gas hob, electric oven/grill, washing machine, dishwasher and brand new fridge/freezer. single panel radiator, UPVC Double glazed and frosted door off to the rear garden, splashback tiling, newly fitted tile effect cushioned flooring.

** Please note the landlords want their appliances to stay in the property**

BEDROOM ONE

4.363m x 3.023m (14'3" x 9'11")

UPVC Double glazed window to the rear with radiator beneath, brand new carpeted flooring.

BEDROOM TWO

3.256m x 2.699m (10'8" x 8'10")

with UPVC Double glazed window to the rear, radiator, brand new carpeted flooring.

BEDROOM THREE

3.814m x 2.159m (12'6" x 7'0")

With UPVC Double glazed window to the front, radiator, brand new carpeted flooring.

BATHROOM

Comprising of a Panel enclosed bath with Power shower over and shower screen, pedestal wash hand basin, low level w.c., UPVC Double glazed window to the side, Fully tiled walls

OUTSIDE TO THE FRONT

The property is accessed via paved driveway which offers off road parking for two vehicles and leading to the single garage with up and over door. The front is laid lawn and to the right hand side a raised gravelled rockery area, There is also gated access to the side and rear garden.

OUTSIDE TO THE REAR

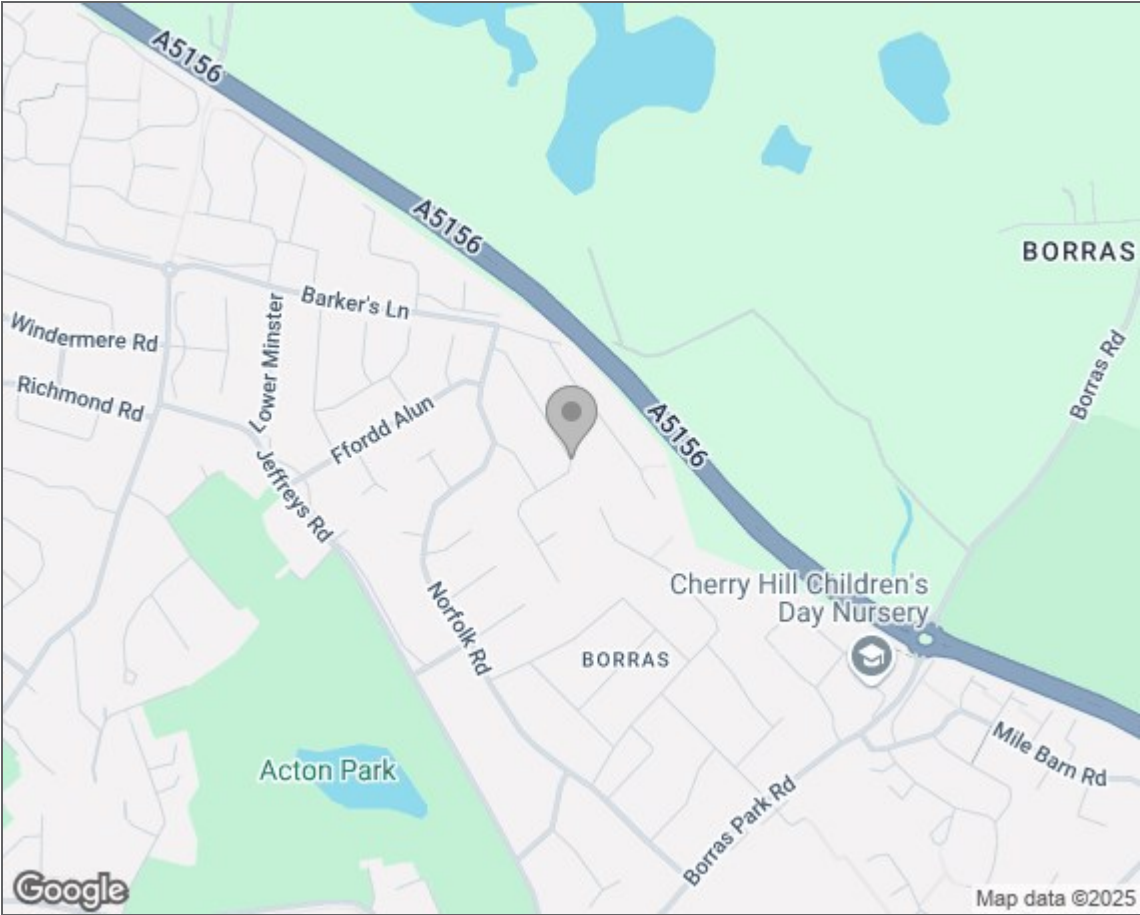
Set on a corner plot the large rear garden comprises of a decked seating area immediately adjacent to the back of the property, gravelled sitting area with far reaching views. Good sized garden which is laid to lawn, with paved area with pergola and made private with panel enclosed fencing.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(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		
England & Wales	EU Directive 2002/91/EC	

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

