



8

Wrexham | | LL12 7PW

£255,000

MONOPOLY
BUY ■ SELL ■ RENT

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8

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Situated on the popular Ffordd Tegla, this three-bedroom semi-detached home is offered to the market with no onward chain. The property has been extended to provide additional living space and, in brief, comprises an entrance hall, a spacious lounge, a kitchen/breakfast room, and a versatile dining/sun room to the rear. To the first floor, there are two double bedrooms, a further single bedroom, and a family bathroom. Externally, the property benefits from a private driveway, an additional parking area to the front, and a pleasant rear garden with a lawn and paved area - ideal for outdoor entertaining and family use. Ffordd Tegla is located in the desirable area of Borras Park, which offers a range of local amenities within walking distance, including shops, schools, and parks. The property also enjoys excellent transport links via the A483, providing easy access to Wrexham, Chester, and beyond—making it an ideal home for families and commuters alike.

- THREE BEDROOM SEMI-DETACHED
- POPULAR LOCATION OF ACTON
- SPACIOUS LOUNGE
- MODERN KITCHEN/BREAKFAST ROOM
- EXTENDED DINING/SUN ROOM AREA
- DETACHED BRICK BUILT STORE
- PLEASANT GARDEN TO REAR
- DRIVEWAY
- CLOSE TO AMENITIES
- NO CHAIN



Hallway

UPVC double glazed door leading into entrance hall with carpeted flooring, panelled radiator, ceiling light point, door into lounge and stairs off to the first floor.

Lounge

16'3" max x 13'0" (4.96m max x 3.98m)

UPVC double glazed window to the front elevation with venetian blinds. Living flame gas fire (owner is not aware if the fire is serviceable) with marble back, hearth and wooden surround. Carpeted flooring, panelled radiator, ceiling light point, wall light, coved ceiling and hardwood glazed 'French' style doors leading into kitchen.

Kitchen

16'0" x 8'3" (4.90m x 2.52m)

Housing a range of modern cream gloss wall, drawer and base units with wood effect work surfaces over. Inset 1 1/4 stainless steel sink unit and drainer with mixer tap over. Built in breakfast bar, integrated appliances to include dishwasher, electric oven, 4 ring gas hob, stainless steel extractor fan, plumbing for a washing machine, space for a fridge/freezer, space for tumble dryer, door to under-stairs storage cupboard housing meters, engineered wooden flooring recessed LED lighting and under cabinet lighting. UPVC double glazed door to the side and opening into the dining/sun room.

Dining/Sun Room

12'10" x 13'11" (3.92m x 4.25m)

An extension to the original property with uPVC double glazed 'French' style doors to the garden elevation with windows either side. Two 'Velux' sky lights, engineered wood flooring, glass brick window into kitchen, panelled radiator and recessed LED lighting.

Landing Area

UPVC double glazed window to the side elevation with views Carpeted flooring, airing cupboard with shelving, ceiling light point, access to loft and doors to bedrooms and bathroom.

Bedroom One

12'3" x 9'3" (3.75m x 2.84m)

UPVC double glazed window to the front elevation. Housing a range of fitted wardrobes with sliding mirrored doors, clothing rail and shelving. Carpeted flooring, ceiling light point and panelled radiator.

Bedroom Two

8'5" x 9'6" (2.58m x 2.90m)

UPVC double glazed window to the rear elevation. Carpeted flooring, ceiling light point and panelled radiator.

Bedroom Three

8'11" x 6'7" (2.73m x 2.01m)

UPVC double glazed window to the front elevation. Carpeted flooring, ceiling light point and panelled radiator.

Bathroom

5'4" x 6'3" (1.64m x 1.91m)

Three piece suite comprising low-level WC, wash hand pedestal and panelled bath with shower over. Tiled walls, heated towel rail, tiled flooring, recessed LED lighting and uPVC double glazed window to the rear elevation.

Outside

To the front there is a driveway with space for three vehicles. The front garden area is a gravelled area which can be used for further parking. To the boundary there is laurel hedging. The driveway runs along the side of the property where you can access the detached garden store. To the rear steps lead up





to a predominantly lawned garden area, offering a good degree of privacy with established shrubberies and plum tree. There is a paved area at the end of the garden. To the boundary is a mixture of fencing and hedges. A timber gate leads to the side and store.

Store

Brick built store accessed via a uPVC double glazed door leading into store with power, lighting and a window to the side.

Additional Information

The property has been rented for a number of years. The boiler is 3 1/2 years old and has been serviced regularly.

Please note that the boiler is not totally sure if the gas fire is serviceable as she thinks it may be capped off. Any prospective buyers will need to be aware of this.

Important Information

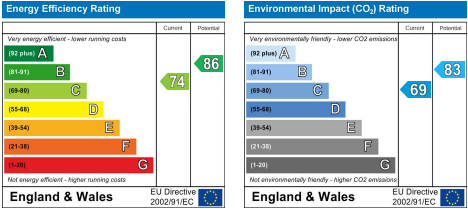
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.





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