

Town & Country

Estate & Letting Agents

Gourton Square, Borras Park

£775 Per calendar month



AVAILABLE MID MARCH 2021

This three bedroom semi-detached house located in a cul de sac position in the popular area of Plas Goulbourne. The ground floor internal accommodation briefly comprises a porch/hall, a lounge, dining room, a fitted kitchen and a conservatory. On the first floor there are three bedrooms and a good sized family bathroom. To the outside a driveway offers ample off road parking space and leads to the integral garage.

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PORCH/HALL

A UPVC double glazed door with matching side panel leads into the porch. A glazed door leads into the lounge.

LOUNGE

This room has a double glazed window to the front elevation, a t.v. Aerial point, radiator, inset gas fire, built-in cupboard, door gives access to stairs which lead up to the first floor accommodation. Archway through to the dining area.



DINING ROOM

With a radiator, opening through to the conservatory.



KITCHEN

A fitted kitchen with a range of base and wall units with complimentary working surfaces and incorporating a stainless steel single drainer sink unit with mixer tap over. There is space for a cooker and for a washing machine. The walls are part tiled to splashback height, radiator, double glazed

window to the rear, tiled flooring, double glazed door to the rear.



CONSERVATORY

Brick built construction with double glazed panels and a polycarbonate roof.

LANDING

With a single glazed window to the side, access to the loft space, doors lead off:

BEDROOM 1

With a double glazed window to the front, radiator.



BEDROOM 2

With a double glazed window to the rear, radiator.

BEDROOM 3

With a double glazed window to the front, radiator.

BATHROOM

A very good sized family bathroom comprising a white panel enclosed bath with an electric shower over, low level w.c., pedestal wash hand basin. With part tiled walls, built-in airing cupboard, radiator, vinyl flooring.



OUTSIDE

A block paved driveway offers ample off road parking and leads to the single integral garage with up and over door.

The front garden is laid to lawn with hedging and shrubs to the borders. A gate gives access to the rear.

The private rear garden has a paved patio area. The garden is laid to lawn with well stocked borders and enclosed by fence panelling.



VIEWING

STRICTLY BY PRIOR APPOINTMENT WITH TOWN & COUNTRY I.E.A. ON WREXHAM 291345.

HOURS OF BUSINESS

Monday to Friday - 8.30 am - 5.30 pm

Saturday - 9.00 am - 4.00 pm

Sunday - CLOSED



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