



Samhilda Borrass Road

Borrass, Wrexham, LL13 9TR

£735,000



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Hallway

16'4" x 9'3" (4.98m x 2.84m)

UPVC double glazed entrance door and UPVC double glazed window to the front elevation. Stairs rising to the first floor. Doors leading to the Lounge, Living Room, and Kitchen. Radiator.

Lounge

16'9" x 12'9" (5.13m x 3.9m)

UPVC double glazed windows to the front and rear elevations. Feature coal burner-effect gas fire with beam over and slate-effect hearth. Deep coved ceiling. TV point. Two radiators.

Living Room

16'9" x 12'9" (5.13m x 3.9m)

UPVC double glazed window to the front elevation. Coal burner-effect gas fire with beam over and slate hearth. TV aerial point. Two radiators.

Kitchen

16'4" x 9'3" (4.98m x 2.84m)

A spacious Kitchen fitted with a stylish range of cream-fronted base, drawer and wall units, complemented by wooden work surfaces. Inset Belfast sink with mixer tap over. Space for fridge/ freezer and cooker. Partially tiled walls and tiled flooring. Inset spotlights. Under stairs pantry. TV point. Step down leading to the Breakfast Room. Upvc double glazed windows overlooking the rear

Breakfast Room

12'5" x 7'2" (3.8m x 2.2m)

UPVC double glazed French doors opening to the rear garden, with UPVC double glazed windows either side. Panelled sloped ceiling. Two wall light points. Tiled flooring. Radiator. Doors leading to the Utility Room and WC.

WC

5'11" x 3'10" (1.82m x 1.191m)

Fitted with a low-level WC and a wash hand basin with mixer tap set into a vanity unit. Tiled flooring. Heated towel rail

Utility Room

13'1" x 7'1" (4.01m x 2.18m)

UPVC double glazed window and door leading to the rear garden. Wall-mounted units with wood-effect work surfaces. Plumbing for washing machine and space for tumble dryer. Housing for the wall-mounted 'Worcester' gas central heating boiler. Radiator. Door leading to the Shower/Wet Room.

Shower/Wet Room

7'1" x 4'0" (2.18m x 1.22m)

UPVC double glazed window to the rear elevation. Walk-in shower. Extractor fan. Fully tiled walls and flooring. Heated towel rail.

Integral Garage

With Up-and-over door. Power and lighting. Panel radiator.

Landing

Half-height dado rail. Loft access. Panel radiator. Doors leading to all bedrooms and family bathroom.

Bedroom One

16'11" x 12'9" (5.16 m x 3.9m)

UPVC double glazed window to the front elevation. TV point. Two radiators.

Bedroom Two

16'11" x 12'10" (5.164m x 3.937m)

UPVC double glazed windows to the front and rear elevations. Two radiators.

Bedroom Three

11'11" x 13'1" (3.642m x 3.999m)

UPVC double glazed window to the front elevation. Radiator.

Bathroom

11'9" x 5'8" (3.603m x 1.745m)

Fitted with a white three-piece suite comprising panelled bath with mixer tap and shower over, pedestal wash hand basin with mixer tap, and low-level WC. Partially tiled walls and tiled flooring. Extractor fan. Inset spotlights. Heated towel rail.

Annex

Hallway

4'4" x 20'3" (1.328m x 6.181m)

UPVC double glazed entrance door. Slate flooring. Radiator. Cupboard housing the electric meter. Stairs rising to the first floor. Doors leading to Kitchen and WC/Shower Room.

Kitchen

16'4" x 9'3" (4.98m x 2.84m)

Fitted with a modern high-gloss range of base, drawer and wall units, with complementary work surfaces. Single drainer sink unit with mixer tap. Built-in electric oven with hob and extractor hood above. Cupboard housing the central heating boiler. Space for fridge. UPVC double glazed window to the side elevation. Under-stairs storage cupboard.

Lounge/ Diner

21'5" x 14'7" (6.53m x 4.45m)

UPVC double glazed window to the side elevation. Feature coal burner-effect gas fire with beam over and slate hearth. Slate flooring. TV point. Radiator. UPVC double glazed patio doors opening to the Conservatory/Sun Room.

Conservatory/Sun Room

13'3" x 11'8" (4.06 x 3.58m)

UPVC double glazed windows with French doors leading to the garden. Slate flooring. Wall light point. TV point

WC/Shower Room

2'10" x 6'0" (0.874m x 1.851m)

Fully tiled walls and flooring. Fitted with a low-level WC, pedestal wash hand basin with mixer tap, and shower. Extractor fan. Heated towel rail.

Landing (Annex)

Doors leading to Bedrooms Four, Five, and the Bathroom.

Tel: 01978 353000

Bedroom Four

8'4" x 10'7" (2.564m x 3.230m)

UPVC double glazed window to the rear elevation. Access to eaves storage. Wood laminate flooring. Radiator.

Bedroom Five

11'3" x 18'2" (3.445m x 5.549m)

Two Velux windows. Eaves storage. Wood laminate flooring. Radiator.

Bathroom

5'5" x 7'2" (1.675m x 2.191m)

Fitted with a white three-piece suite comprising panelled bath with mixer tap and shower over, pedestal wash hand basin with mixer tap, and low-level WC. Partially tiled walls and tiled flooring. Extractor fan. Inset spotlights. Velux window.

Externally

The Property is accessed via double electric gates and is set within extensive grounds of approximately 2.4 acres. The grounds include a large driveway providing ample off-road parking, gravelled and patio seating areas, and well-maintained lawned gardens bordered by mature hedging for privacy. Additional external features include Three Garages, a Summer House, and a large LPG gas tank which provides central heating for the property.

Garage One

Up and over garage door. Upvc double glazed window to side. Personal access door. Light & power.

Garage Two

Up and over garage door. Upvc double glazed window. Personal access door.

Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Services.

The agents have not tested the appliances listed in the particulars.

Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Council Tax Band

Floor Plan.

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.



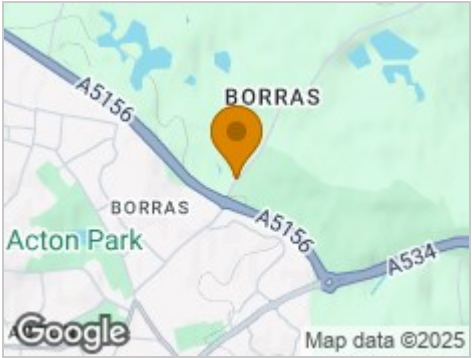
Road Map



Hybrid Map



Terrain Map



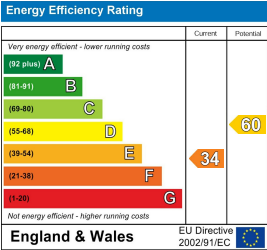
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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