

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
59	75
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (81 plus)	
B (61-80)	
C (41-60)	
D (21-40)	
E (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
1	1
England & Wales	
EU Directive 2002/91/EC	



Ffordd Elan, Wrexham, LL12 7RG

Price £340,000

Reference: 17021176

Date: Add text here

TENURE: Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

POSSESSION: Add text here

SERVICES: Add text here

OUTGOINGS: Council Tax Band details available from Wrexham County Borough Council

VIEWING: Add text here



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

29 Holt Street, Wrexham, LL13 8DH
Tel: 01978 353553 Email: sales@wingetts.co.uk

www.wingetts.co.uk



Description

A spacious 4 bedroom detached bungalow within this highly sought after residential area just a short walk to the picturesque Acton Park. Positioned within the head of a quiet cul de sac, this family home briefly comprises an enclosed entrance porch, welcoming L-shaped hall with useful store cupboards and cloaks/w.c, light and airy lounge that opens to the dining room, kitchen/breakfast room, sitting room with patio doors leading to the rear garden, 4 bedrooms all with fitted wardrobes and a family bathroom with bath and separate shower enclosure. Upvc double glazing and gas central heating. Externally, a private drive provides ample parking and guest parking and leads to the garage with electric door. Lawned garden to front and gated path to the private sunny aspect rear garden which has been designed for ease of maintenance with paved patio areas and decorative gravel. NO CHAIN. Energy Rating - D (59)

LOCATION

Ffordd Elan is established as a highly sought after residential area having the convenience of the nearby Acton Park that's centred around a fishing lake, a choice of Primary Schools, Secondary School, day to day shopping facilities at Borrass and Garden Village, Vets, Doctors, Pharmacy, the Cunliffe Public House and a frequent bus service operating in the area. Excellent road links provide access to Wrexham, Chester, North West and North Wales coastline. Wrexham town centre offers a wider range of amenities including leisure facilities, bus and train stations, Wrexham Maelor Hospital, high street retailers, bars and restaurants.



DIRECTIONS

From Wrexham town centre proceed along Chester Road for approx. 1 mile then take the right turn just prior to the Acton Public House into Box Lane. Proceed past the school and thereafter take the 2nd right turn into Ffordd Tudno, right again into Ffordd Elan and the property will be observed on the left within the cul de sac.

ACCOMMODATION

Upvc part glazed entrance door with side window panel and two upvc double glazed windows opens to:

ENTRANCE PORCH

With ceramic tiled flooring, upvc double glazed door and side window opens into the:

SPACIOUS 'L' SHAPED HALL

Featuring dado rail, deep coving to ceiling, archway, radiator, two panel white woodgrain effect doors to all rooms, useful cloaks cupboard and separate storage cupboard.

LOUNGE

23'5" x 13'3"

A lovely light and airy reception room continuing with the deep coving to ceiling, electric fire set within a marble fire surround and hearth, two wall light points, upvc part glazed external door, upvc double glazed window to side and upvc double glazed window to front overlooking the garden. Open aspect to:

DINING ROOM

11'3" x 10'5"

Upvc double glazed window overlooking the front garden, radiator, serving hatch to kitchen and deep coving to ceiling.

KITCHEN

11'5" x 10'8"

Appointed with a range of oak fronted base and wall cabinets complimented by wood effect work surface areas incorporating a stainless steel single drainer sink unit with upvc double glazed window above, four ring electric hob with oven and grill below together with extractor hood above, plumbing for washing machine, space for fridge and separate freezer, part tiled walls, radiator, plumbing for slimline dishwasher, glass wall mounted display cabinet and upvc part glazed external door.

SITTING ROOM

13'8" x 11'3"

Upvc double glazed sliding patio doors provide access to the rear garden, deep coving to ceiling and radiator.

BEDROOM ONE

14'2" x 8'4"

Upvc double glazed window overlooking the rear

garden, radiator, three door fitted wardrobes and ceiling hatch to roof space which houses the Worcester gas combination boiler.

BEDROOM TWO

14'3" x 9'7"

Upvc double glazed window, radiator and fitted wardrobes and drawer units.

BEDROOM THREE

11'3" x 6'9"

Fitted wardrobes and drawer units, dressing table, upvc double glazed window and radiator.

BEDROOM FOUR

7'4" x 7'2"

Having fitted wardrobes and dressing table, upvc double glazed windows to side and rear and radiator.

BATHROOM

9'4" x 6'8"

Appointed with a four piece bathroom suite of bath, shower enclosure with mains thermostatic shower, pedestal wash basin, low flush w.c, radiator, two upvc double glazed windows, tiled flooring, full width wall mounted mirror and part tiled walls.

CLOAKROOM/W.C

Appointed with a white low flush w.c, pedestal wash basin, radiator, upvc double glazed window and tiled flooring.

OUTSIDE

The bungalow is approached through a brick pillared entrance to the driveway providing ample parking and guest parking and continues to the garage having up and over door, lighting and power. The front garden is mainly lawned and includes specimen trees, low level brick boundary wall and decorative gravel side area. A gated path leads to the rear garden which has been designed for ease of maintenance and includes a patterned patio area on three levels with balustrade to the upper level, decorative gravel and pathways that continue to further seating areas. Built on greenhouse with sliding door, various plants and security lighting, all of which is enclosed and enjoys a good degree of privacy.

COUNCIL TAX BAND - F