

Wingetts

More than just estate agents



26 Norfolk Road
, Wrexham, LL12 7RU

An extended 3 bedroom detached bungalow with garage and private rear garden situated in the popular area of Borras with its excellent range of convenient shops, café and nearby Acton Park with its picturesque tree lined walks briefly comprising entrance porch, L' shaped hall, good sized lounge with fireplace and double doors opening to the conservatory, fitted kitchen/breakfast room with rear hall leading to a cloaks area and the dining room/third bedroom. There are two further bedrooms and a bathroom, gas fired central heating, upvc double glazing to the majority of windows, PVC soffits and fascia boards. Externally a private driveway provides parking for 2-3 cars and leads to the garage with electric door. The front garden is mainly lawned with well stocked flower beds and the private rear garden includes patio areas, greenhouse and privacy hedging. Energy Rating - E (42)

Price £265,000

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- An extended detached bungalow
- Situated in the popular area of Borrás
- Entrance porch, L' shaped hall
- Good sized lounge
- Conservatory
- Kitchen/breakfast room
- Dining room/third bedroom
- Two further bedrooms, bathroom
- Private driveway, garage
- Private garden to rear

LOCATION

DIRECTIONS

ACCOMMODATION

'L' SHAPED HALLWAY

LOUNGE

17'2 x 11'4 (5.23m x 3.45m)

CONSERVATORY

12'4 x 6'8 (3.76m x 2.03m)

KITCHEN/BREAKFAST ROOM

10'7 x 9'7 (3.23m x 2.92m)

REAR HALL

DINING ROOM/BEDROOM THREE

11'9 x 11'7 (3.58m x 3.53m)

BEDROOM ONE

12'9 x 11'6 (3.89m x 3.51m)

BEDROOM TWO

9'9 x 9'6 (2.97m x 2.90m)

BATHROOM

OUTSIDE

GARAGE

16'6 x 8'5 (5.03m x 2.57m)

GARDENS

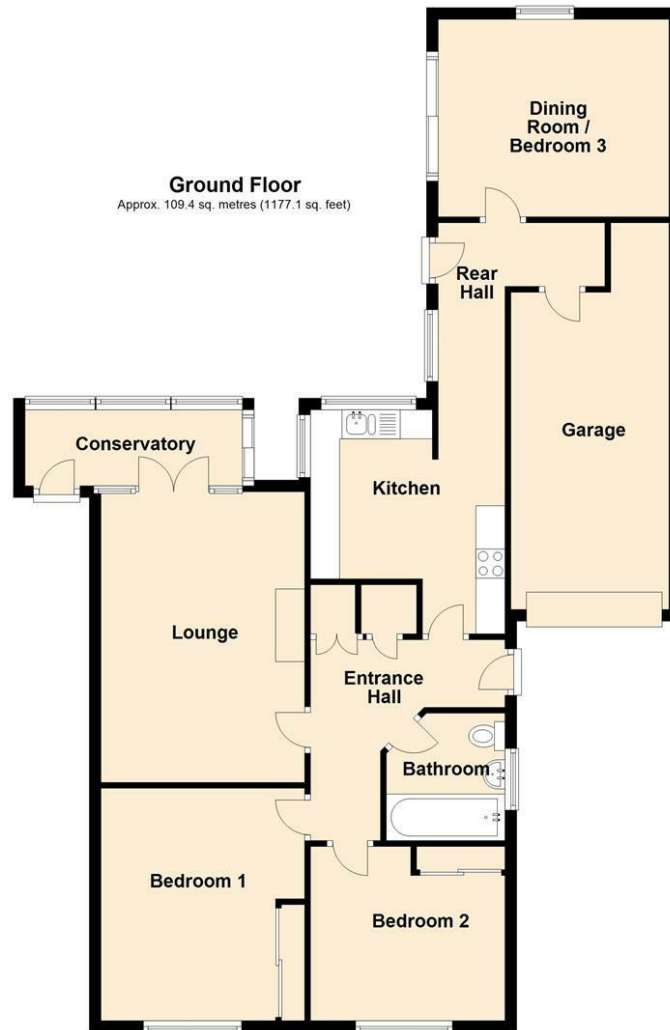
COUNCIL TAX BAND - D



[Directions](#)



Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	