



4 Philips Close

Borras, Wrexham, LL12 7RW

A well proportioned link detached 2 bedroom bungalow with garage and private sunny aspect rear garden situated in the sought after area of Borras close to the picturesque Acton Park, local shops and frequent bus service. The accommodation has the benefit of gas fired central heating via a Worcester combi boiler and Upvc double glazing to the majority of windows and briefly comprises an open fronted porch, hall with excellent store cupboards, good sized lounge with access to the conservatory that overlooks the rear garden, kitchen breakfast room, 2 bedrooms with the main bedroom having fitted wardrobes, and a modern shower room. To the outside, a brick paved drive provides ample parking alongside flower beds and leads to the garage with electric door. The rear garden is a particular feature with its privacy and includes patio areas, well stocked flower beds and garden shed. NO CHAIN. Energy Rating - D (62)

Price £225,000

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- A well proportioned link detached bungalow
- Good sized lounge
- Two bedrooms
- Private garden to rear
- Situated in the sought after area of Borras
- Conservatory
- Shower room
- Open fronted porch, hallway
- Kitchen/breakfast room
- Private driveway, garage

LOCATION

DIRECTIONS

ACCOMMODATION

HALLWAY

LOUNGE

16'4 x 11'3 (4.98m x 3.43m)

CONSERVATORY

10'0 x 9'6 (3.05m x 2.90m)

KITCHEN/BREAKFAST ROOM

10'8 x 9'9 (3.25m x 2.97m)

BEDROOM ONE

12'8 x 9'3 (3.86m x 2.82m)

BEDROOM TWO

9'8 x 9'6 (2.95m x 2.90m)

SHOWER ROOM

OUTSIDE

GARAGE

19'2 x 8'5 (5.84m x 2.57m)

GARDENS

COUNCIL TAX BAND - E



[Directions](#)



Floor Plan

Ground Floor

Approx. 88.3 sq. metres (950.4 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	