

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	79		
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



Cardigan Road, Wrexham, LL12 7TS
Price £300,000

Reference: 19377943

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



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Description

Refurbished in recent years is this well presented and extended 3 bedroom detached bungalow enjoying the benefits of an established and sunny aspect rear garden, located within the popular area of Borrás with a frequent bus service, convenient shops, café and the picturesque Acton Park all within close proximity. Briefly comprising an enclosed entrance porch with tiled floor that continues into the hall with inset ceiling spotlights and 6 panel white doors to all rooms. Spacious light and airy lounge with wood effect laminate floor and fire in surround. Fitted kitchen/breakfast room with a range of oak Shaker style base and wall cupboards, integrated oven/grill, hob and extractor hood, plumbing for washing machine, space for fridge freezer and Upvc French doors leading to the rear garden. Good sized sitting room or formal dining room if preferred provides a second reception room with wood effect laminate floor and Upvc French doors. 3 bedrooms, 2 of which are doubles and a bathroom with white suite including a P shaped bath with drench style shower head and fully tiled walls. Externally, the private drive leads to the garage alongside a lawned front garden. The lovely rear garden features a lawned area with decorative gravel, summerhouse and flower beds. NO CHAIN. Energy Rating - D (60)

LOCATION

Located within the popular area known as Borrás which lies approx. 1 mile from Wrexham city centre having a good range of day to day shopping facilities and amenities within walking distance that include a Doctors, Pharmacy, Café, Convenience store and Hairdressers as well as both Primary and Secondary Schools. There are 2 golf courses nearby together with the picturesque Acton Park, centred around its fishing lake, which is popular amongst walkers and dog owners. A regular bus service operates in the area and the A483 by-pass provides access to Chester, Shropshire and the North West together with the link road to the Industrial Estate for commuters.



DIRECTIONS

From Wingetts Office proceed into Holt Street and across the roundabout into Holt Road. Proceed for approx. 1 ½ miles to the roundabout to the Greyhound Public House. Take the left hand exit into Dean Road and continue across the next 2 mini roundabouts and thereafter take the right hand turning into Borrás Park Road. Turn right into Caernarfon Road, left into Cardigan Road and the bungalow will be observed on the right.

ACCOMMODATION

Upvc part glazed entrance door with upvc tall windows panels opening to:

ENCLOSED PORCH

With tiled flooring and part glazed door to:

ENTRANCE HALL

With matching floor tiles, inset ceiling spotlights, radiator, mains wired smoke alarm, Worcester central heating controls and panelled doors off to all rooms.

LOUNGE

15'3 x 12'3

A light and airy reception room with large upvc double glazed windows overlooking the front garden with radiator below, deep coving to ceiling, electric fire in surround with marble hearth, wood effect flooring, telephone point, Internet connection and raised television aerial and electric sockets for wall mounted t.v.

KITCHEN/BREAKFAST ROOM

12'7 x 9'7

Appointed with an oak shaker style range of base and wall cupboards complimented by chrome handles and work surface areas incorporating a four ring electric hob with Zanussi oven/grill below and stainless steel extractor hood above, 1 ½ bowl stainless steel single drainer sink unit with flexi hose mixer tap and upvc double glazed window above overlooking the rear garden, plumbing for washing machine, plumbing for dishwasher, part tiled walls, tiled flooring, radiator, inset ceiling spotlights, raised television aerial and electric sockets for wall mounted t.v, Internet connection and upvc double glazed French doors leading out to the rear garden. A six panel door leads to:

SIDE HALL

With upvc part glazed external door, inset ceiling spotlights, tiled flooring and six panel door opening to:

SITTING/DINING ROOM

16'6 x 10'2

Upvc double glazed French doors leading to the rear garden, upvc double glazed window, two radiators, three wall light points, wood effect laminate flooring, television aerial point, Internet connection and central ceiling light.

BEDROOM ONE

12'4 x 9'8

Upvc double glazed window overlooking the front garden with radiator below and Internet connection.

BEDROOM TWO

9'8 x 9'8

Upvc double glazed window overlooking the rear garden with radiator below and Internet connection.

BEDROOM THREE

9'7 x 6'9

Upvc double glazed window to side, radiator, Internet connection and ceiling hatch to roof space.

BATHROOM

6'5 x 5'7

Stylishly appointed with a white suite of 'P' shaped bath with chrome waterfall style mixer tap, mains thermostatic shower with Drench style shower head and splash screen, pedestal wash basin with chrome waterfall style mixer tap, close coupled w.c with dual flush, chrome heated towel rail, fully tiled walls, tiled flooring, upvc double glazed window, inset ceiling spotlights and extractor fan.

OUTSIDE

The property is approached along a tarmac driveway providing parking for two cars alongside a mainly lawned front garden with low level front brick boundary wall and a variety of trees and shrubs.

GARAGE

14'9 x 8'3

Having metal up and over door, upvc double glazed window to side, Worcester gas combination boiler, modern consumer unit, lighting and electric sockets.

GARDENS

A gated side Indian stone paved path leads to the rear garden which is a particular feature of the property enjoying a sunny aspect that includes a lawned garden with decorative gravelled flowerbeds with a variety of shrubs and plants leading to a timber built summerhouse. The garden is enclosed to provide a safe family environment.

COUNCIL TAX BAND - E