



**63 Ffordd Cynan**  
**Borras, Wrexham, LL12 7ST**

A stunning 2 double bedroom detached bungalow fully refurbished to an excellent standard located within the popular area known as Borras with its convenient range of amenities, doctors, pharmacy, bus service and picturesque Acton Park all within walking distance. The accommodation has been redesigned to offer maximum comfort and style and briefly comprises a composite entrance door opening to the hall with store cupboard, spacious lounge with attractive views towards the Welsh hills, inner hall with additional storage cupboard, cloakroom/w.c., well appointed fitted kitchen diner with a range of integrated appliances and French doors opening to the rear garden, utility room, 2 good sized double bedrooms and a bathroom that includes a bath and separate walk in shower. To the outside, the modern rendered elevations are complimented by new black Upvc double glazed windows and doors, external wall lights, Indian Stone paved pathways alongside a lawned garden to front and new tarmacadam drive to the side providing ample parking. The enclosed private rear garden continues with an Indian Stone paved patio, wall lights, lawned garden and useful lockable store. Energy Rating - TBC

**Price £315,000**

# 63 Ffordd Cynan

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- A stunning detached bungalow
- Fully refurbished to an excellent standard located
- Within the popular area known as Borras
- Hallway, wash room
- Spacious lounge
- Kitchen/dining room, utility room
- Two double bedrooms
- Bathroom
- Private driveway
- Gardens to front and rear

## LOCATION

## DIRECTIONS

## ACCOMMODATION

## HALLWAY

## LOUNGE

16'2 x 14'0 (4.93m x 4.27m )

## INNER HALL

## WASH ROOM

## KITCHEN/DINING ROOM

14'2 x 10'6 max (4.32m x 3.20m max )

## UTILITY ROOM

10'0 x 4'7 (3.05m x 1.40m )

## BEDROOM ONE

15'2 x 12'6 (4.62m x 3.81m )

## BEDROOM TWO

14'2 x 9'7 (4.32m x 2.92m )

## BATHROOM

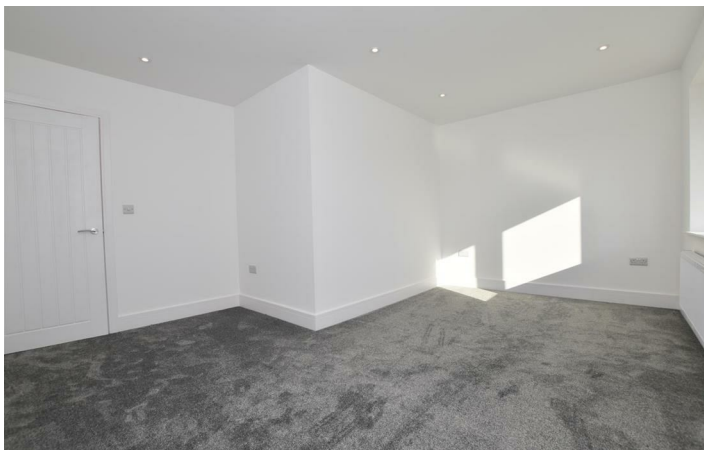
10'7 max x 7'9 (3.23m max x 2.36m )

## OUTSIDE

## COUNCIL TAX BAND - E



[Directions](#)





# Floor Plan

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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