



Ffordd Alun, Wrexham, LL12 7PH
Price £220,000

Reference: 19492848

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

A semi detached 3-bedroom bungalow with garage and private rear garden located within the popular residential area known as Borrass with its good range of amenities, bus service and Acton Park. The bungalow would benefit from a degree of modernisation however, does include gas fired central heating and upvc double glazing. Briefly comprising a Upvc double glazed entrance door opening to the hall with useful storage cupboard off, well proportioned lounge, fitted kitchen which leads to a side conservatory, an inner hallway gives access to the three bedrooms and a bathroom. The original third bedroom is currently utilised as a dining room. To the outside of the property is a private driveway leading to a garage together with gardens to both front and rear. NO CHAIN. Energy Rating - E (53)

LOCATION

The bungalow is conveniently located within the popular residential area of Borrass which lies approximately 1 ½ miles from Wrexham City Centre and within close proximity to a range of shopping facilities and social amenities including the picturesque Acton Park centered around a fishing lake. There are good road links to Wrexham, Chester and the Industrial Estate therefore allowing for daily commuting to the major commercial and industrial centres of the region. There is a frequent bus service and both primary and secondary schools are within the catchment.



DIRECTIONS

From Wrexham city centre proceed along Chester Street into Chester Road for approx ¾ of a mile and take the right turning into Box Lane. Continue past Acton School and thereafter take the 2nd right turn onto Jeffreys Road and 2nd left onto Ffordd Alun where the bungalow will be observed on the left.

ACCOMMODATION

Upvc part glazed entrance door opening to:

HALLWAY

With storage cupboard and a part glazed door opening to the:

LOUNGE

16'3 x 11'4

Upvc double glazed window to front, radiator, gas fire set within surround and wall light point.

KITCHEN

8'9 x 7'7

Fitted with a range of base and wall units, work surface areas incorporating a stainless steel single drainer sink unit, plumbing for washing machine, space for under counter fridge, radiator and part glazed door opening to:

CONSERVATORY

9'1 x 7'8

Upvc part glazed external door, upvc double glazed windows, lighting and electric sockets.

INNER HALL

With ceiling hatch to roof space and internal doors to bedrooms and bathroom.

BEDROOM ONE

12'8 x 8'5

Upvc double glazed window to rear, fitted mirror fronted sliding door wardrobes and radiator.

BEDROOM TWO

9'9 x 9'6

Upvc double glazed window to rear and radiator.

DINING ROOM/BEDROOM THREE

9'6 x 8'6

Upvc double glazed sliding patio doors and radiator.

BATHROOM

6'1 x 5'3

Appointed with a suite of low flush w.c, pedestal wash basin, bath with mixer tap and shower take-off, upvc double glazed window, part tiled walls and radiator.

OUTSIDE

The property is approached along a private driveway leading to the:

GARAGE

18'1 x 8'9

Having sliding up and over door, lighting, power sockets and Baxi gas combination boiler.

GARDENS

To the front of the bungalow is a mainly lawned garden and a gated side path leads to the rear garden which enjoys a good degree of privacy and includes a lawned area and a variety of fruit trees and patio area, all of which is enclosed within timber fencing.