



10 Ffordd Elfed, Wrexham, LL12 7LU
Offers In The Region Of £300,000

A spacious 3 bedroom detached bungalow on a corner plot with 2 single garages conveniently located in this established residential area on the fringe of the city centre having access to an excellent range of amenities, schools and road links. Requiring a degree of modernisation to recreate a lovely family sized bungalow, the accommodation has the benefit of gas fired central heating and briefly comprises an entrance hall with cloaks cupboard, spacious lounge with double doors opening into a large conservatory, kitchen breakfast room, utility, 3 well proportioned bedrooms, shower room and additional w.c. To the outside, the gardens extend to the front side and rear , with the rear garden enjoying a sunny aspect. Double gates off Ffordd Hooson lead to the private driveway and the 2 single garages. NO CHAIN. Energy Rating - D (57)

LOCATION

Ffordd Elfed is an established residential area conveniently located within walking distance of Wrexham city centre and within close proximity to both primary and secondary schools. The picturesque Acton Park is within easy reach and there are good road links to the A483 bypass and Wrexham industrial estate to allow for daily commuting to the major commercial and industrial centres of the region. Borrass area has a good range of convenient shopping facilities, doctors, pharmacy and a café.

DIRECTIONS

From Wrexham city centre proceed along Holt Road passing Wickes DIY store on your right. After the traffic lights take the 2nd left turn into Borrass Road and 3rd left into Camberley Drive. Take the right turn onto Ffordd Elfed and the bungalow will be on the left on the corner of Ffordd Hooson.

ACCOMMODATION

Part glazed entrance door opening to:

GOOD SIZED HALLWAY

Double glazed window, coving to ceiling, radiator, parquet flooring, useful two door cloaks cupboard and airing cupboard with shelving.

LOUNGE 19'8 x 13'4 (5.99m x 4.06m)

A spacious reception room with double glazed window overlooking the front garden, two radiators, electric fire in surround, parquet flooring, serving hatch and double doors opening to the conservatory.

CONSERVATORY 23'0 x 16'0 (7.01m x 4.88m)

Another spacious reception room with Upvc double glazed windows on a brick plinth and upvc double glazed French doors opening to the rear garden.

W.C

With low flush w.c.

KITCHEN/BREAKFAST ROOM 13'5 x 11'0 (4.09m x 3.35m)

Fitted with a range of base and wall units with work surface areas incorporating a four ring electric hob, double oven/grill, stainless steel single drainer sink unit with mixer tap, part tiled walls, plumbing for dishwasher, radiator and access to a rear hall.

UTILITY ROOM

Housing the Ideal gas combination boiler, plumbing for washing machine, tiled flooring and sliding door to the garage.

BEDROOM ONE 13'4 x 11'1 (4.06m x 3.38m)

Double glazed window, radiator, parquet flooring and coving to ceiling.

BEDROOM TWO 12'9 x 10'6 (3.89m x 3.20m)

Two double glazed windows, parquet flooring and coving to ceiling.

BEDROOM THREE 11'6 x 9'6 (3.51m x 2.90m)

Double glazed window, radiator and coving to ceiling.

SHOWER ROOM 9'5 x 5'4 (2.87m x 1.63m)

Appointed with a pedestal wash basin, low flush w.c, shower enclosure with electric shower unit, fully tiled walls, radiator and coving to ceiling.

OUTSIDE

A gated path off Ffordd Elfed leads alongside lawned gardens to the entrance door with a low level brick boundary wall with decorative railings to front and side boundaries. Double gates off Ffordd Hooson open to the private drive providing ample parking and lead to the two garages.

GARAGE ONE 30'0 x 9'7 (9.14m x 2.92m)

Double wooden hinged doors, lighting and power.

GARAGE TWO 15'2 x 9'9 (4.62m x 2.97m)

Hinged doors, EV charging point, lighting and power.

GARDENS

To the rear of the bungalow is a private and sunny aspect courtyard style garden with patio area and flowerbeds.

VIEWINGS

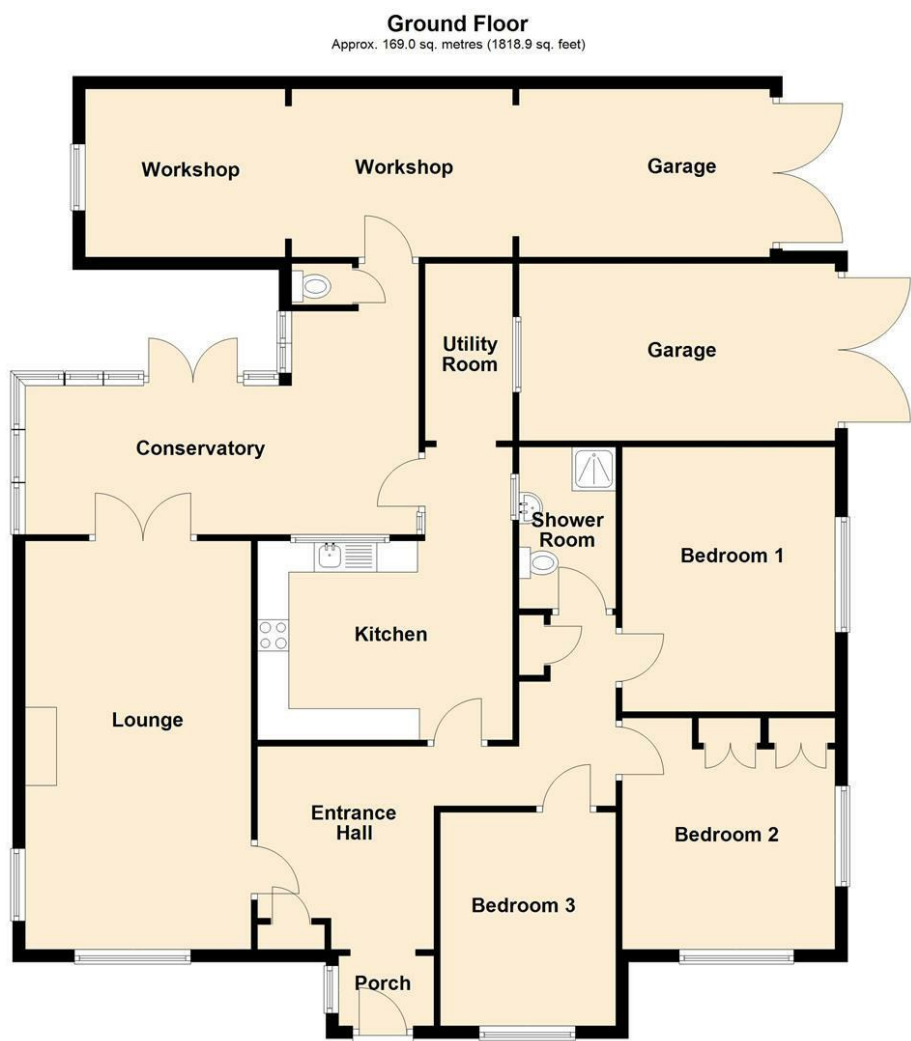
By appointment only with the sole agents, Wingetts, 29 Holt Street, Wrexham Tel: 01978 353553.

PLEASE NOTE

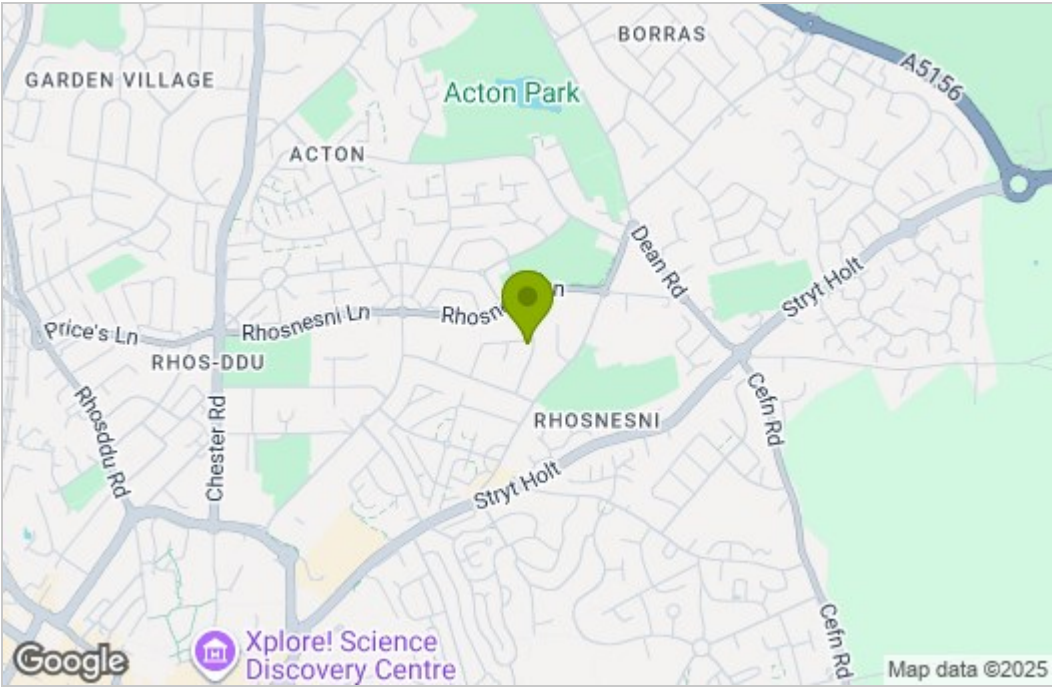
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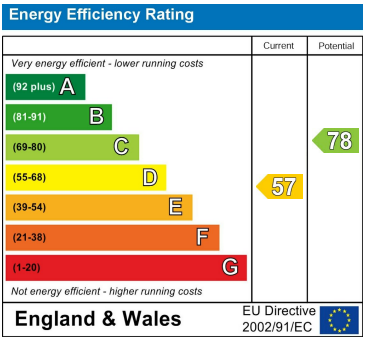
Floor Plan



Area Map



Energy Efficiency Graph



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