



**7 Cardigan Road, Wrexham, LL12 7TS**

**Price £300,000**

An extended 2 double bedroom detached bungalow with garage originally built with 3 bedrooms but redesigned to feature walk in wardrobes for both bedrooms. Located within the popular and established area known as Borrass with its convenient amenities and close proximity to Acton Park. The impressive open plan fitted kitchen dining living room with access to the private rear garden is a particular feature of this bungalow which briefly comprises a composite entrance door opening to the hall, good sized lounge having the warmth of a log burner, fitted kitchen with a range of modern white fronted base and wall cupboards with granite work surface areas and integrated appliances, open aspect to the dining/living area with raised ceiling incorporating Velux windows and French doors with plantation shutters, utility and cloaks/w.c. The 2 double bedrooms have walk in dressing rooms with fitted hanging rails and shelving. Modern fitted bathroom with bath and separate shower enclosure. Externally, the brick paved drive provides parking for 4-5 cars and leads to the garage. The private rear garden features a stone paved patio, lawn and side vegetable garden with raised beds. NO CHAIN. Energy Rating - C (69)

## LOCATION

Conveniently located within this popular and established area known as Borrass which offers a good range of day to day shopping facilities and social amenities including the picturesque Acton Park, both primary and secondary schools and excellent road links to Wrexham, Chester and the North West as well as the Wrexham Industrial Estate. The local facilities including a doctors, vets, well stocked Co-op supermarket and café.

## DIRECTIONS

From Wingetts Office proceed into Holt Street and across the roundabout into Holt Road. Take the left turn onto Borrass Road. Continue across the next mini roundabout and 1st exit at the next roundabout onto Jeffreys Road thereafter take the right hand turning into Borrass Park Road. Turn right into Caernarfon Road, left into Cardigan Road and the bungalow will be observed on the left.

## ACCOMMODATION

Composite part glazed entrance door opening to:

## ENCLOSED PORCH

With quarry tiled floor, upvc double glazed window and part glazed door opening to:

## HALLWAY

Oak wood effect flooring, radiator, ceiling hatch to roof space and six panel white woodgrain doors off.

## LOUNGE 15'5" x 12'1" (4.7m x 3.7m)

Upvc double glazed window to front, oak wood style flooring, radiator, deep coving to ceiling and log burner set within chimney breast on hearth.

## KITCHEN/DINING/LIVING ROOM 25'7" x 12'1" (7.8m x 3.7m)

A lovely sociable entertaining space with the kitchen area appointed with a modern gloss fronted range of base and wall cupboards complimented by granite work surface areas incorporating a 1 1/2 bowl inset sink unit with ingrained drainer and mixer tap, breakfast bar, four ring electric hob with stainless steel extractor hood above and wide cutlery and pan drawers below, double oven/grill, granite splashback, under unit lighting, integrated fridge freezer, pull-out larder cupboard, integrated dishwasher, inset ceiling spotlights and tiled floor that continues to the living/dining area with upvc double glazed French doors and matching side windows overlooking the rear garden with fitted plantation shutters, raised ceiling height with two Velux roof light windows and inset spotlights, two vertical radiators and a further upvc double glazed window.

## UTILITY ROOM

Work surface, upvc double glazed window, radiator, plumbing for washing machine, space for dryer, upvc part glazed external door, tiled flooring and integral door to garage.

## CLOAKS/W.C

Appointed with a wash basin, low flush w.c, radiator, tiled flooring and extractor fan.

## BEDROOM ONE 11'9" x 9'6" (3.6m x 2.9m)

Upvc double glazed window to front, radiator and bi-fold doors opening to:

## WALK-IN DRESSING ROOM 6'10" x 4'7" (2.1m x 1.4m)

Fitted with shelving, hanging rails, upvc double glazed window, radiator and inset ceiling spotlights.

## BEDROOM TWO 9'10" x 9'6" (3m x 2.9m)

Upvc double glazed window to rear, radiator and bi-fold doors opening to:

## WALK-IN WARDROBE 6'10" x 4'7" (2.1m x 1.4m)

Radiator, hanging rail, shelving and inset spotlights.

## BATHROOM 7'6" x 6'6" (2.3m x 2m)

Appointed with a modern white suite of double ended bath with central mixer tap, low flush w.c, wash basin set within vanity unit, chrome heated towel rail, corner shower enclosure with mains thermostatic shower, upvc double glazed window, fully tiled walls, inset ceiling spotlights, tiled flooring and extractor fan.

## OUTSIDE

The bungalow is approached along a brick paved driveway providing parking for 4-5 cars and leads to:

## GARAGE 14'9" x 8'6" (4.5m x 2.6m)

With metal up and over door, lighting, power sockets and gas combination boiler.

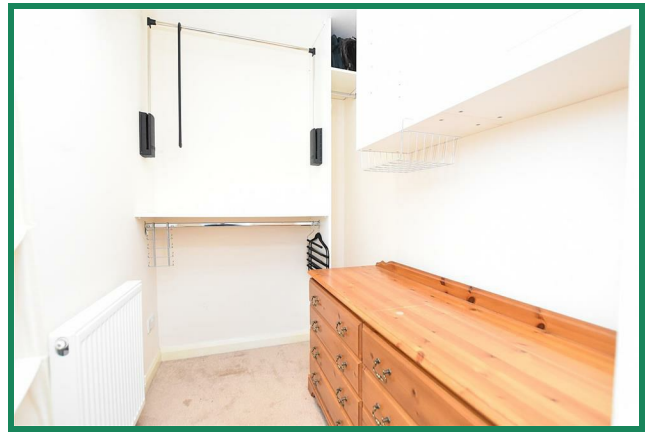
## GARDENS

To the front of the bungalow is external lighting and electric socket. A gated side path leads to the rear garden which enjoys a good degree of privacy and includes stone paved patio areas, lawn, external lighting, outdoor socket and a side garden which includes raised vegetable plot.

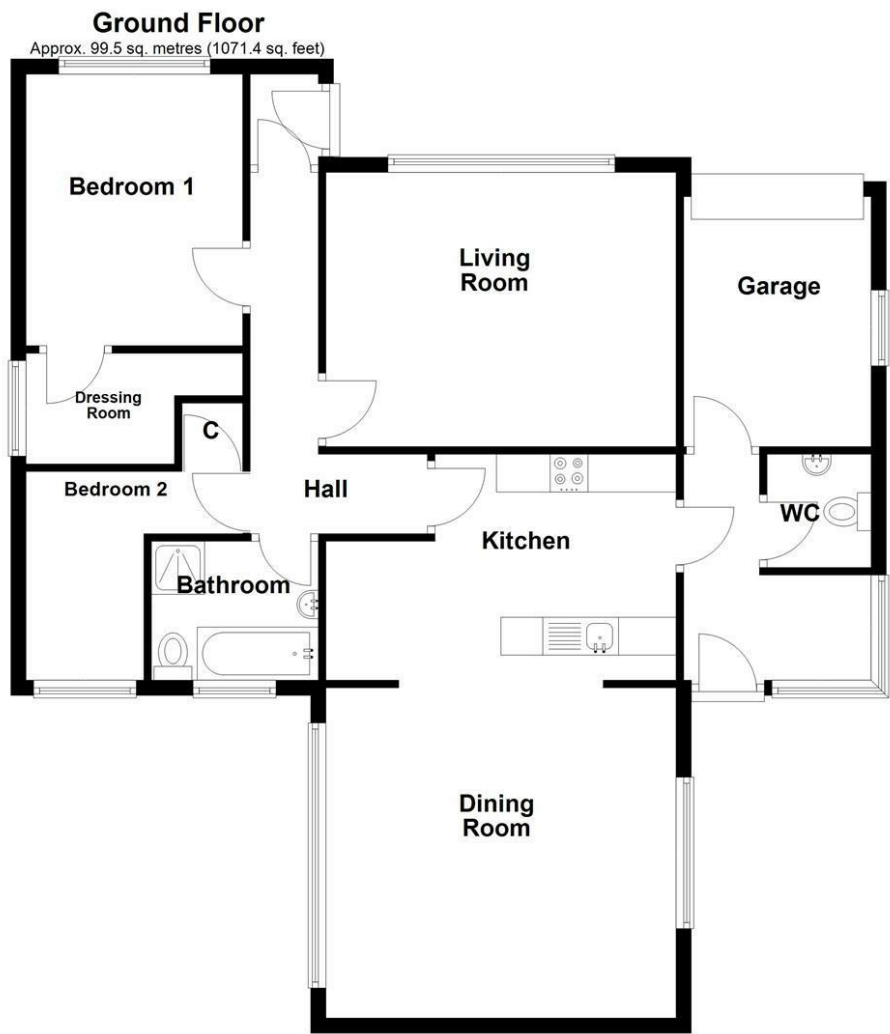
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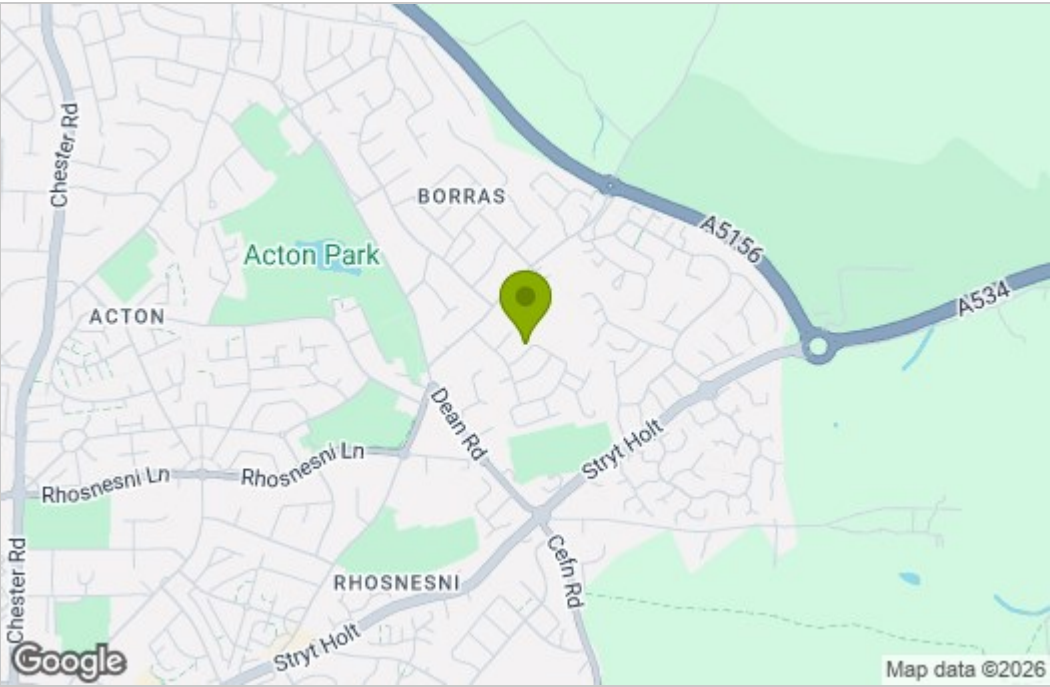




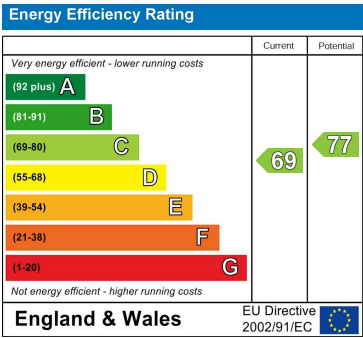
Floor Plan



Area Map



Energy Efficiency Graph



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