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23 Ffordd Elfed, Wrexham, LL12 7LU

Price £350,000

A spacious 3 double bedroom detached house with plenty of private parking and detached garage set amongst good sized gardens conveniently located within this established residential area and a range of amenities, schools and excellent road links. The accommodation has the benefit of gas fired central heating and Upvc double glazing and briefly comprises an enclosed entrance porch, welcoming hall with useful store cupboard and staircase to 1st floor landing, light and airy lounge with brick built fireplace, dining room, spacious fitted kitchen with work surface areas, conservatory providing a pleasant aspect overlooking the rear garden, utility and cloaks/w.c. The spacious landing gives access to 3 double bedrooms, all with fitted or built in wardrobes, and a family bathroom with bath and separate shower. To the outside, a brick paved drive provides parking behind privacy hedging and double metal gates to the side open to further parking and the garage. The rear garden includes a patio area for outdoor entertaining, decorative gravel, lawn and established shrubs and trees, all of which is enclosed to provide a secure environment. NO CHAIN. Energy Rating - D (64)

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. Borras 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 Borras Road and 3rd left into Camberley Drive. Take the right turn onto Ffordd Elfed and the property will be observed on the right.

ON THE GROUND FLOOR
Upvc part glazed entrance door opening to:

ENCLOSED PORCH
With tiled flooring, upvc double glazed windows and upvc part glazed door opening to:

HALLWAY 13'5" x 9'6" (4.1m x 2.9m)
A spacious reception area having turned staircase rising to first floor landing, tiled flooring, deep coving to ceiling, radiator and useful understairs storage cupboard.

LOUNGE 17'8" x 12'1" (5.4m x 3.7m)
Upvc double glazed windows to front and side provide a good degree of natural light, brick fireplace with living flame gas fire, deep coving to ceiling and two radiators.

DINING ROOM 10'9" x 9'6" (3.3m x 2.9m)
Upvc double glazed window to side, deep coving to ceiling and radiator.

KITCHEN 14'1" x 10'5" (4.3m x 3.2m)
Fitted with an extensive range of base and wall units complimented by work surface areas incorporating a 1 1/2 bowl stainless steel single drainer sink unit with upvc double glazed window above, double oven/grill, four ring electric hob with pull-out extractor hood above, integrated dishwasher, integrated fridge, concealed Worcester gas combination boiler and upvc glazed door to:

CONSERVATORY 12'9" x 11'1" (3.9m x 3.4m)
Providing a pleasant aspect overlooking the rear garden through upvc double glazed windows on a brick plinth, tiled flooring and upvc French doors leading out to the patio.

SIDE HALL
Tiled flooring, radiator and upvc part glazed external door. Connecting door to:

CLOAKS/W.C
Appointed with a low flush w.c, wash basin, fully tiled walls and upvc double glazed window.

UTILITY 6'10" x 5'6" (2.1m x 1.7m)
Plumbing for washing machine, space for tumble dryer, space for fridge freezer, two upvc double glazed windows, part tiled walls and tiled flooring.

ON THE FIRST FLOOR
Approached via the staircase from the hallway to:

LANDING 15'8" x 9'6" (4.8m x 2.9m)
Previously used as a home office area with radiator, airing cupboard with radiator and upvc double glazed windows to front and side.

BEDROOM ONE 17'8" x 12'1" (5.4m x 3.7m)
A spacious principal bedroom having fitted wardrobes, over bed storage cupboards, wash basin set within vanity unit, two upvc double glazed windows, deep coving to ceiling and radiator.

BEDROOM TWO 13'5" x 9'10" (4.1m x 3m)
Another double bedroom with upvc double glazed window to rear, wash basin within vanity unit, fitted wardrobes, over bed storage cupboards and radiator.

BEDROOM THREE 11'1" x 9'10" (3.4m x 3m)
A double bedroom with upvc double glazed window to rear, radiator and built-in wardrobe.

BATHROOM 9'2" x 8'6" (2.8m x 2.6m)
Appointed with a four piece suite of corner bath with mixer tap, shower enclosure with electric shower unit, low flush w.c, pedestal wash basin, fully tiled walls, two upvc double glazed windows, radiator, inset ceiling spotlights and extractor fan.

OUTSIDE
The property is approached along a brick paved driveway providing ample parking behind privacy hedging. Double metal side gates lead to further parking which continues to:

BRICK BUILT DETACHED GARAGE 22'11" x 9'6" (7m x 2.9m)
Having metal up and over door, side personal door and rear window.

GARDENS
The rear garden enjoys a good degree of privacy together with a sunny aspect and includes a circular lawned area bordered by decorative gravel, paved patio, established variety of trees and shrubs together with a hard standing for greenhouse. Timber fencing provides a safe and secure environment to boundaries.

PLEASE NOTE
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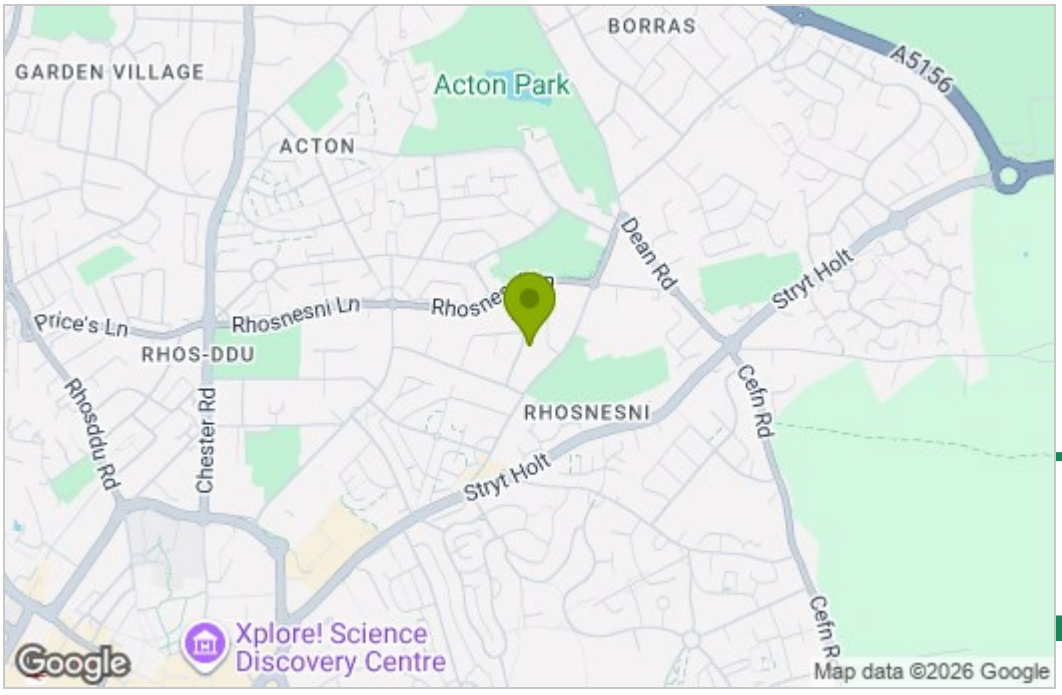




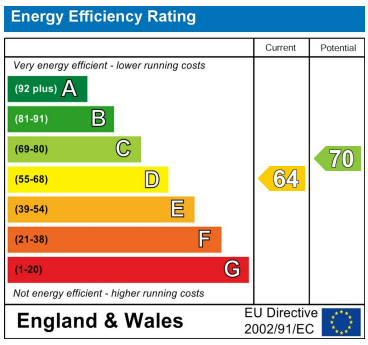
Floor Plan



Area Map



Energy Efficiency Graph



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