Asking Price £200,000

3 Bedrooms 1 Bathroom

38 Ffordd Alun Borras,
Wrexham LL12 7PH

BOWEN

PROPERTY SINCE 1862

38 Ffordd Alun, Borras, Wrexham LL12 7PH

General Remarks

Offered for sale with the benefit of NO ONWARD CHAIN, this three bedroom semi-detached house is situated in a highly favoured residential area of Wrexham within easy reach of local amenities and schooling for all age groups. The property is well presented throughout but still gives potential buyers the opportunity to further enhance and modernise the living accommodation to their own personal tastes. Internally the property briefly comprises an entrance hallway, spacious living room, kitchen/diner, landing, main bedroom, two further bedrooms and a bathroom. In summary, a cracking family home, and an early viewing is advised.

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1 King Street Wrexham LL11 1HF

01978 340000 | bowen.uk.com | wrexhamsales@bowen.uk.com

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Accommodation

On The Ground Floor:

Entrance Hallway: Double glazed door to the front elevation. Radiator.

Living Room: 14' 6'' x 12' 11'' (4.43m x 3.94m) Double glazed window to the front elevation. Radiator. Feature gas fire with back boiler. Coved ceiling.

Kitchen/Diner: 16' 3'' x 8' 4'' (4.95m x 2.53m) Double glazed door to the rear elevation. Two double glazed windows to the rear elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Electric point for cooker. Plumbing for washing machine. Space for fridge/freezer. Wall tiling. Understairs storage cupboard. Radiator.

On The First Floor:

Landing: Double glazed window to the side elevation. Airing cupboard. Attic hatch.

Bedroom 1: 12' 3'' x 9' 3'' (3.74m x 2.82m) Double glazed window to the front elevation. Radiator.

Bedroom 2: 10' 8'' x 9' 3'' (3.26m x 2.83m) Double glazed window to the rear elevation. Radiator.

Bedroom 3: 8' 11'' x 6' 7'' (2.73m x 2.01m) Double glazed window to the front elevation. Radiator.

Bathroom: 6' 7'' x 5' 5'' (2.00m x 1.64m) Double glazed window to the rear elevation. Three piece suite comprising a panelled bath, low level w.c. and pedestal wash hand basin. Fully tiled walls. Radiator. Wood-effect flooring.

Outside: Externally there is a lawned garden to the front of the property bordered by mature plants and shrubs.

There is a good-sized driveway to the side elevation providing Off-Road Parking leading up to the over-sized Detached Single Garage.

The rear garden combines a paved Patio leading off the Kitchen with a further lawned section and mature planting.

Directions: Proceed out of the city centre on Chester Road and take a right-hand turning onto Box Lane just immediately after The Four Dogs Public House. Once on Box Lane turn right into Jeffreys Road and then the second left into Ffordd Alun and the property will be observed on the right-hand side of the road.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the back boiler located in the Living Room.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agent.

EPC: EPC Rating – 61|D.

Council Tax Band: The property is valued in Band "D".

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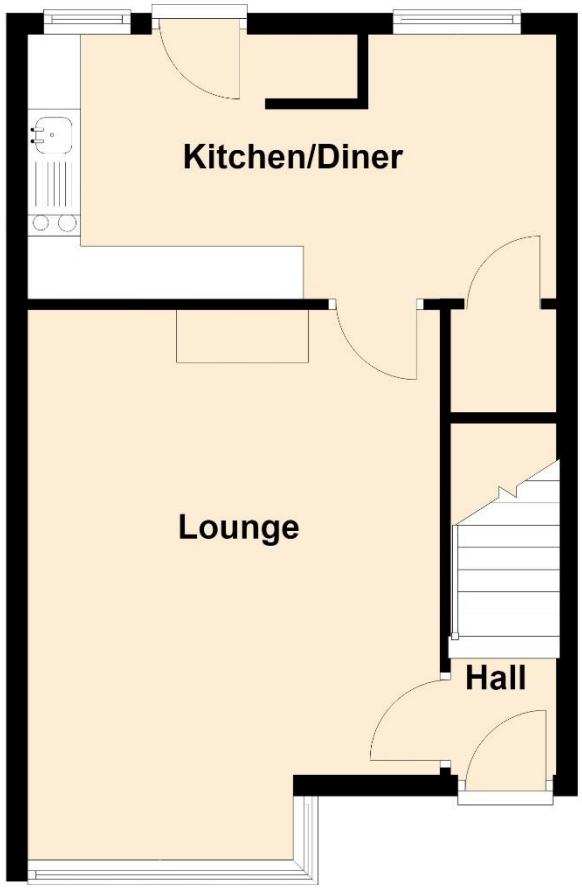
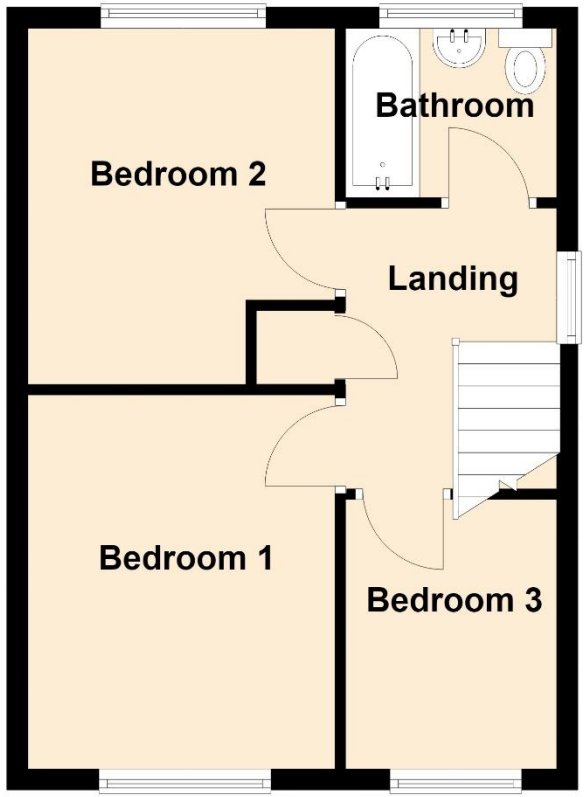
Ground Floor

Approx. 37.0 sq. metres (398.7 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.9 sq. feet)



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