



**23 Ffordd Alun, Borras, Wrexham, LL12 7PH**

**Price £270,000**

Situated on a corner plot is this spacious 3 bedroom detached bungalow with conservatory, garage and good sized private garden to the side and rear conveniently located within the popular and established residential area of Borras with its good road links, shops, bus service nearby and picturesque Acton Park. The accommodation has the benefit of gas fired central

heating via a combi boiler, Upvc double glazing and briefly comprises an entrance hall with useful store cupboard, well proportioned lounge with bay window to front and electric fire in surround, modern gloss fronted fitted kitchen which leads to the spacious conservatory enjoying a pleasant aspect overlooking the garden, 3 bedrooms, the main bedroom having mirror fronted wardrobes, and a modern shower room. To the outside, a front drive leads to the garage alongside a decorative slate garden. A gated path continues to the side and rear gardens which enjoy a sunny aspect, is mainly lawned and enclosed within timber fencing and privacy hedging. No Chain. Energy Rating - D (59)

## LOCATION

Ffordd Alun is located within the established residential area of Borras enjoying good proximity to the parade of shops, café and pharmacy nearby together with both primary and secondary schools. There is a public transport service that operates within the area and the A483 Wrexham to Chester by-pass is only a short distance away, therefore allowing for daily commuting to the major commercial and industrial centres of the region. The picturesque Acton Park is only a short distance away with its pleasant tree lined walks and lake.

## DIRECTIONS

From Wingetts Office proceed left along Holt Street and across the roundabout into Holt Road, proceed for approx. 1 mile passing the petrol station. Take the first exit at the roundabout onto Dean Road, across the 2 mini roundabouts onto Jeffreys Road. Continue past Acton Park and near to the Cunliffe Public House turn right onto Ffordd Alun and continue until the junction with Norfolk Road and the bungalow will be observed on the left.

## ACCOMMODATION

Upvc part glazed entrance door opening to:

## HALLWAY

With upvc double glazed window, wood effect flooring, useful storage cupboard, alarm control panel and six panel door opening to:

## LOUNGE 17'0" x 11'1" (5.2m x 3.4m)

Upvc double glazed window to front with deep sill, two radiators, electric fire in surround, coving to ceiling, dado rail and six panel door opening to:

## INNER HALL

Having inset ceiling spotlights, ceiling hatch to roof space and six panel doors off.

## KITCHEN 9'6" x 8'6" (2.9m x 2.6m)

Appointed with a modern gloss fronted range of base and wall cupboards complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, four ring Zanussi hob with extractor hood above, Zanussi double oven/grill, plumbing for washing machine, housing for fridge freezer, part tiled walls, inset ceiling spotlights and part glazed door opening to:

## CONSERVATORY 19'4" x 7'6" (5.9m x 2.3m)

Enjoying a pleasant aspect overlooking the gardens through upvc double glazed windows on a brick plinth, radiator and two part glazed external doors.

## BEDROOM ONE 12'9" x 7'10" (3.9m x 2.4m)

Upvc double glazed window, radiator and sliding mirror fronted wardrobes.

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

Upvc double glazed window and radiator.

## BEDROOM THREE 9'6" x 8'6" (2.9m x 2.6m)

Upvc double glazed window and radiator.

## SHOWER ROOM

Appointed with a modern white suite of corner shower enclosure with electric shower unit and easy clean wall panels, wash basin set within vanity unit with mixer tap, low flush w.c, part tiled walls, tiled flooring, chrome heated towel rail, upvc double glazed window, inset ceiling spotlights and extractor fan.

## OUTSIDE

A private driveway alongside a decorative slate front garden leads to:

## GARAGE 17'8" x 8'10" (5.4m x 2.7m)

Having metal up and over door, lighting, power sockets and gas combination central heating boiler.

## GARDENS

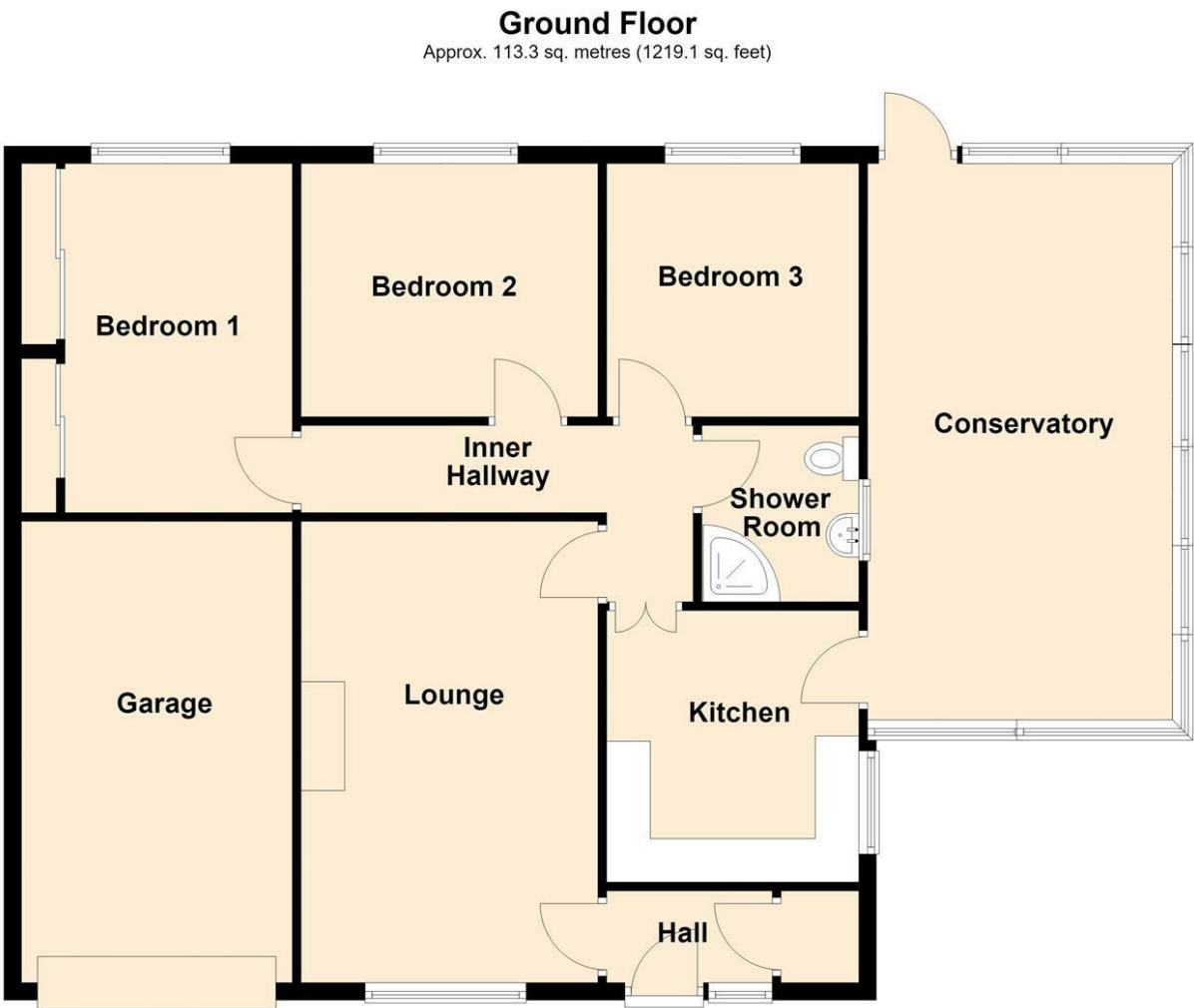
A gated side path leads to the private and sunny aspect side and rear gardens which are mainly lawned, including patio area, privacy hedging, timber fencing and cold water tap.

## PLEASE NOTE

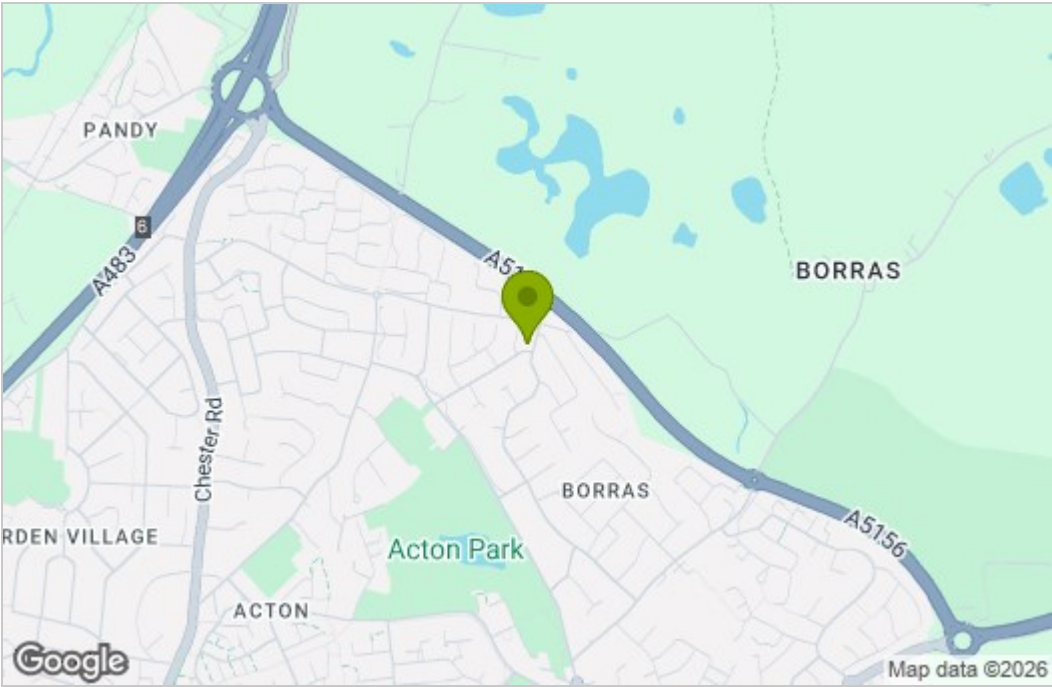
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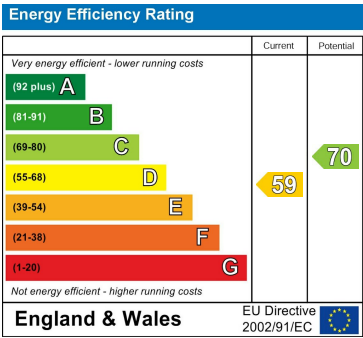
Floor Plan



Area Map



Energy Efficiency Graph



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