



34

Wrexham | LL12 7ST

£230,000

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Situated on a corner plot in the sought-after residential location of Borras is this three-bedroom semi-detached bungalow, offered for sale with the added benefit of no onward chain. The accommodation briefly comprises an entrance hall with storage, a spacious lounge/dining room, kitchen, inner hall, three well-proportioned double bedrooms and a family bathroom. Externally, the property boasts a paved driveway, garage, and gardens to the front, side, and rear. Ffordd Cynan is a quiet and popular residential area in Borras, well-regarded for its community feel and excellent local amenities. Within walking distance are shops, schools, a medical centre and public transport links, with nearby countryside walks also on hand. Wrexham City Centre is just a short drive away, while the A483 is easily accessible, providing excellent transport connections to Chester, Oswestry and further afield.

- THREE BEDROOM SEMI-DETACHED BUNGALOW
- POPULAR RESIDENTIAL LOCATION OF BORRAS
- ENTRANCE HALL AND INNER HALLWAY
- SPACIOUS LOUNGE/DINING ROOM
- KITCHEN
- DOUBLE BEDROOMS
- CORNER PLOT WITH WRAP-AROUND GARDENS
- GARAGE AND DRIVEWAY
- NO ONWARD CHAIN
- EXCELLENT TRANSPORT LINKS



Entrance Porch

UPVC double glazed door and frosted side panel leads into entrance porch with storage cupboard housing meters. Finished with carpet flooring, panelled radiator and ceiling light point.

Living/Dining Room

UPVC double glazed window to front elevation. Gas fire with cast iron surround sat on a polished stone hearth. Finished with carpet flooring, ceiling light point, panelled radiator and door into inner hall & porch.

Kitchen

Housing a range of wall, drawer and base units with work surface over. Integrated appliances to include fridge-freezer, electric oven, gas hob and extractor above. Space and plumbing for washing machine. Stainless steel sink unit with mixer tap over. Finished with wooden laminate flooring, panelled radiator, ceiling light point, splash back tiling, uPVC double glazed window to side and uPVC double glazed frosted door to side/rear garden.

Inner Hallway

Doors off to bedrooms and living areas, access to loft, storage cupboard with shelving and radiator, carpet flooring and ceiling light point.

Bedroom One

UPVC double glazed window to rear. Finished with carpet flooring, panelled radiator and ceiling light point

Bedroom Two

UPVC double glazed window to rear. Finished with carpet flooring, panelled radiator and ceiling light point.

Bedroom Three/Additional Reception

UPVC double glazed window to rear. Finished with carpet flooring, panelled radiator and ceiling light point.

Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with mains shower over. Finished with tiled flooring, tiled walls, fitted vanity unit, extractor, heated towel rail and uPVC double glazed frosted window to side.

Garage

Up and over door, ceiling light point and power.

Outside

Occupying a generous corner plot, the property enjoys gardens to the front, side and rear. To the front, a paved driveway provides off-road parking for up to three vehicles and leads to the garage. This is complemented by a lawned garden with established shrubs, adding greenery. A timber gate opens to the side garden, where a further lawned area and pathway continue around to the rear. The rear garden offers a good-sized lawn with mature hedging and fencing to the boundaries, creating both privacy and security, while providing plenty of scope for outdoor seating or family use.

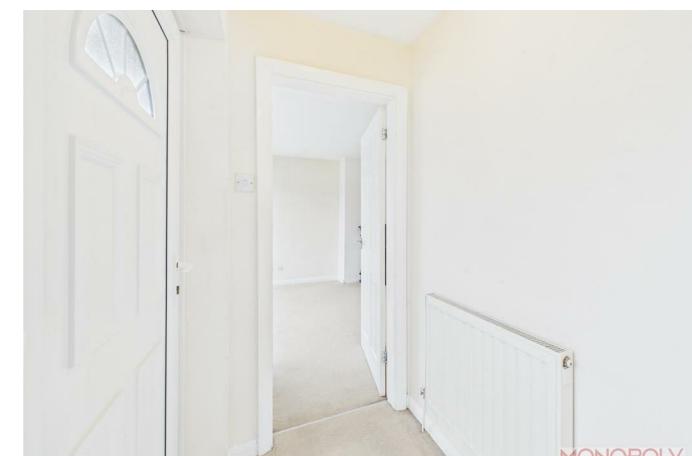
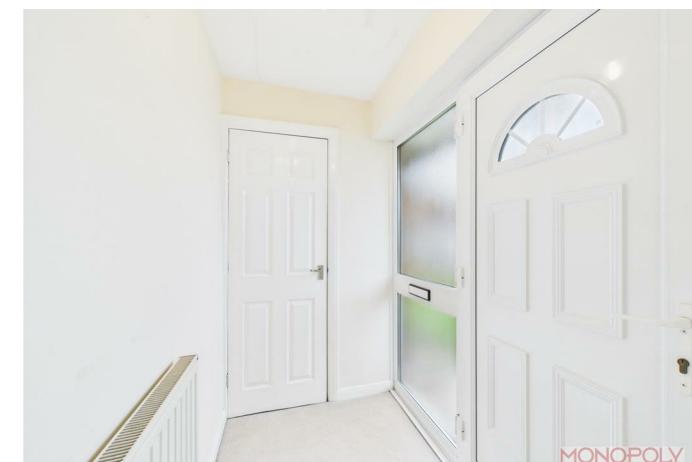
IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections. *

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991





The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

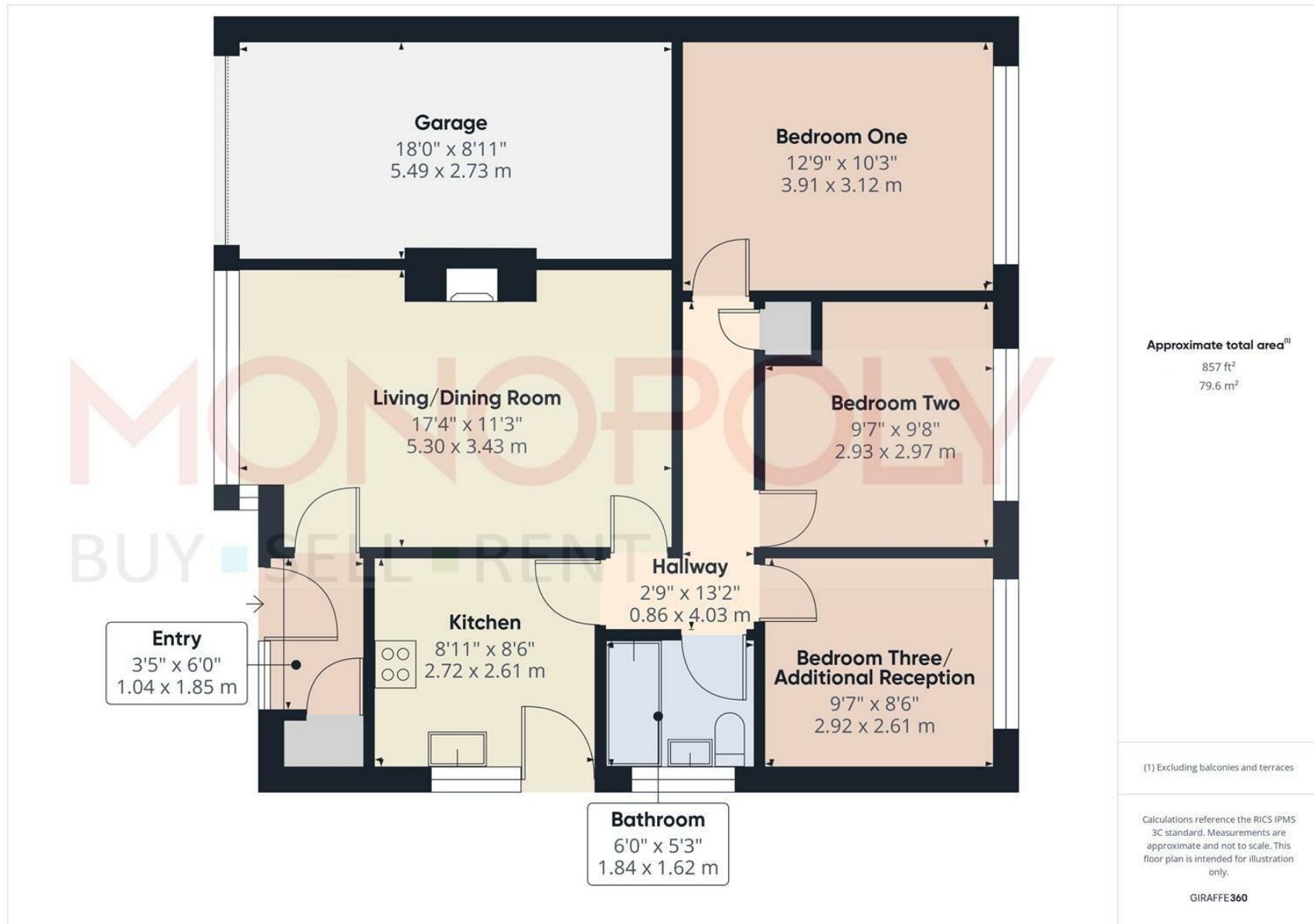
Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage









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Energy Efficiency Rating		
	Current	Prospective
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	81	55

Environmental Impact (CO ₂) Rating		
	Current	Prospective
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		



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