

Town & Country

Estate & Letting Agents

Borras Road, Wrexham

£279,950



*** VIRTUAL TOUR AVAILABLE *** Situated in the highly desirable suburb of Acton, with excellent access to Wrexham city centre, motorway links and a host of local amenities.

This immaculately detached bungalow benefits from gas central heating and UPVC double glazing with internal accommodation comprising; An entrance porch, reception hall, newly fitted kitchen, separate dining room, two double bedrooms and a contemporary bathroom. Externally, the property is surrounded with well kept gardens, with a driveway and garage.

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Entrance Porch

The property is entered through an opaque composite double glazed front door that opens to timber laminate flooring and another door opening to the reception hall.



Reception Hall

The reception hall features a continuation of the timber laminate flooring, a built in storage cupboard housing the gas combination boiler and oak doors opening to the living room, kitchen, bathroom and the two double bedrooms.



Living Room

The living room features a continuation of the timber laminate flooring, a window that faces the front elevation, two radiators and doors that open to the dining room.



Kitchen

A beautiful contemporary kitchen fitted with a range of attractive contemporary gloss grey wall, base and drawer units which are complimented by ample work surfaces, housing an inset resin sink unit with mixer tap. Integrated appliances include a combination microwave and oven, a single oven, ceramic hob with extractor hood above, fridge freezer and washing machine. The kitchen has ceramic tiled flooring along with a tower column style radiator, a window to the rear elevation and open through way with solid oak architrave opening to the dining room and an opaque UPVC double glazed door opening to the rear passageway.



Dining Room

Having timber laminate flooring, a window to the side elevation with a radiator below.

Side Porch

The side porch has a ceramic tiled floor with UPVC opaque double glazed doors

opening to both side and rear elevations of the property with UPVC doors opening to a large walk-in store with power and light and to the single garage.

Garage

A single garage with an electric up and over garage door power and light and shelving.



Rear Garden

Services

The agents have not tested any of the appliances listed in the particulars.

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

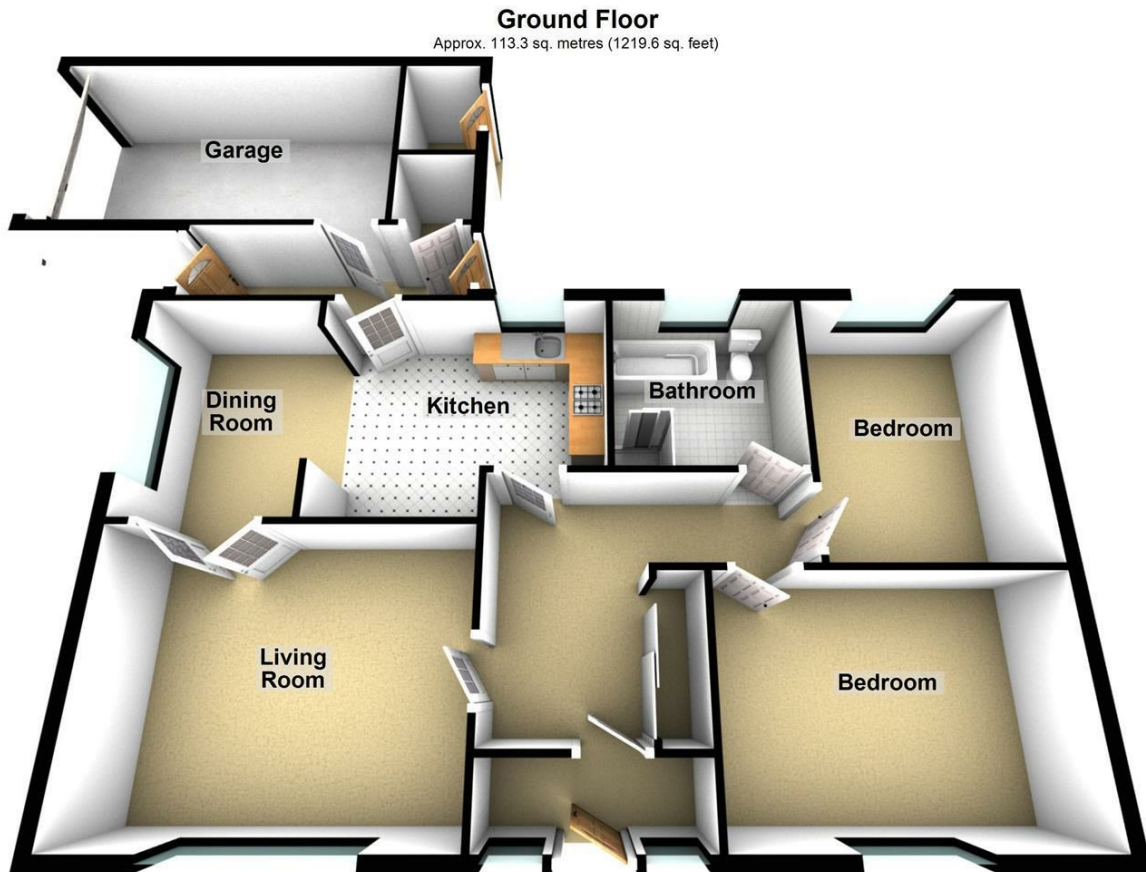
Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



Total area: approx. 113.3 sq. metres (1219.6 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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