

# Town & Country

Estate & Letting Agents

Borras Road, Wrexham

Offers Over £240,000



This three-bedroom semi-detached property enjoys views over playing fields to the front and benefits from gas central heating and UPVC double glazing. The accommodation briefly comprises an entrance hall, living room, dining room, and a fitted kitchen with a rear hallway leading to a cloakroom WC, two walk-in storage rooms, and a garden room. The spacious first-floor landing provides access to three bedrooms and a well-appointed three-piece bathroom suite. Externally, the property features a golden gravel front garden with a driveway providing off-road parking and leading to a single garage. The generous rear garden includes paved and gravel seating areas, an artificial lawn, and a further grassed section with mature planting and an aluminium storage unit. NO ONWARD CHAIN

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## FRONT EXTERIOR

To the front is a driveway providing off-road parking, which extends along the side of the property, offering access to the garage and rear garden. The front garden is laid with golden gravel for easy maintenance and can be used for additional parking. It includes a well-stocked shrub border and a low brick wall.

## ENTRANCE HALL

12'2" x 6'5"

The property is entered through a grey composite double-glazed door, accompanied by a floor-to-ceiling opaque glass panel. This opens into an entrance hall featuring woodgrain laminate flooring, a radiator, and stairs rising to the first-floor accommodation, with a storage cupboard beneath. Panelled doors lead to the living room and kitchen.

## LIVING ROOM

14'1" x 13'9"

Featuring a UPVC double-glazed window to the front elevation with a radiator below, woodgrain-effect laminate flooring, and a fireplace housing a gas fire. Glazed sliding doors open into the dining room.

## DINING ROOM

10'9" x 10'4"

With a continuation of the woodgrain laminate flooring, the dining room includes a radiator, an internal single-glazed window, and a door opening to the garden room. A panelled door also leads to the kitchen.

## KITCHEN

10'0" x 9'9"

Fitted with a range of wall, base, and drawer units complemented by stainless steel handles, the kitchen includes work surfaces with a resin single-drainer sink

unit, mixer tap, and tiled splashback. A housing cupboard contains the gas boiler. There is space for a cooker with an extractor hood above, as well as space and plumbing for a washing machine. The floor is ceramic tiled, there is a radiator, a UPVC double-glazed window to the side elevation, and a single-glazed door opening to the rear hallway.

## REAR HALLWAY

10'2" x 4'0"

With a UPVC opaque double-glazed side access door, a concertina door opening to a cloakroom WC, and two large walk-in storage cupboards, each approximately 5'7" x 2'5".

## CLOAKROOM W/C

5'7" x 2'3"

Fitted with a ceramic tiled floor, opaque UPVC double-glazed window to the rear elevation, a PVC panelled ceiling with inset downlights, and a dual-flush low-level WC.

## GARDEN ROOM

8'7" x 9'10"

Includes a radiator, a partially PVC-panelled ceiling with recessed downlights, and UPVC double-glazed patio doors opening to the rear garden.

## GARAGE

A brick-built garage with power and lighting, an up-and-over door to the front, and a timber pedestrian side access door.

## REAR GARDEN

A generously sized rear garden featuring golden gravel and paved seating areas, an artificial lawn, and a further grassed area with a variety of plants and shrubs. An aluminium storage unit is situated at the rear, and the garden is enclosed by timber fence panels.

## FIRST FLOOR LANDING

8'6" x 8'8"

With a UPVC double-glazed window to the side elevation, access to the loft (partially boarded with lighting), and light oak veneer doors opening to the airing cupboard, three bedrooms, and the bathroom.

## BEDROOM ONE

14'4" x 10'4"

Featuring woodgrain laminate flooring and fitted wardrobes along one wall, high-level storage cupboards, a radiator, and a window to the front elevation overlooking the playing fields.

## BEDROOM TWO

12'0" x 9'8"

With woodgrain-effect laminate flooring, a built-in double wardrobe with overhead cupboards, and a UPVC double-glazed window to the rear elevation with a radiator beneath and views of the rear garden.

## BEDROOM THREE

8'8" x 8'7"

Includes a built-in wardrobe, woodgrain-effect laminate flooring, a radiator, and a UPVC double-glazed window to the front elevation, also overlooking the playing fields.

## BATHROOM

8'5" x 5'8"

Fully tiled and fitted with a panelled bath with mixer tap, electric shower, and protective screen, a pedestal wash hand basin, and a low-level WC. Also includes a radiator, extractor fan, and opaque UPVC double-glazed windows to the rear and side elevations.

## Mortgage Advice (Wrexham)

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.

### Services (Wrexham)

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

### To Make an Offer (Wrexham)

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

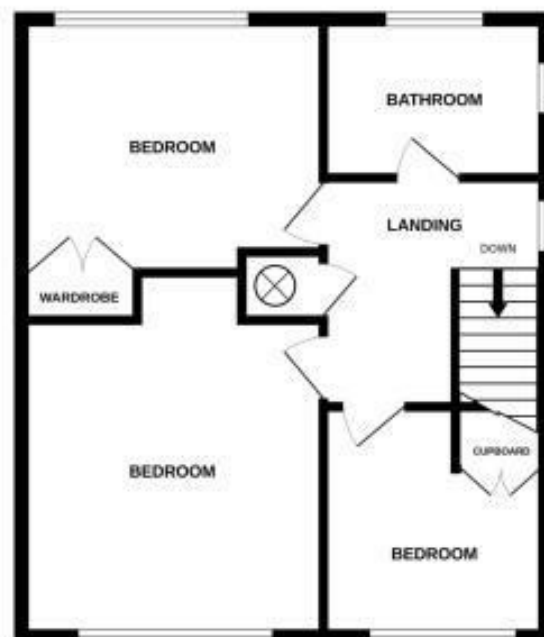
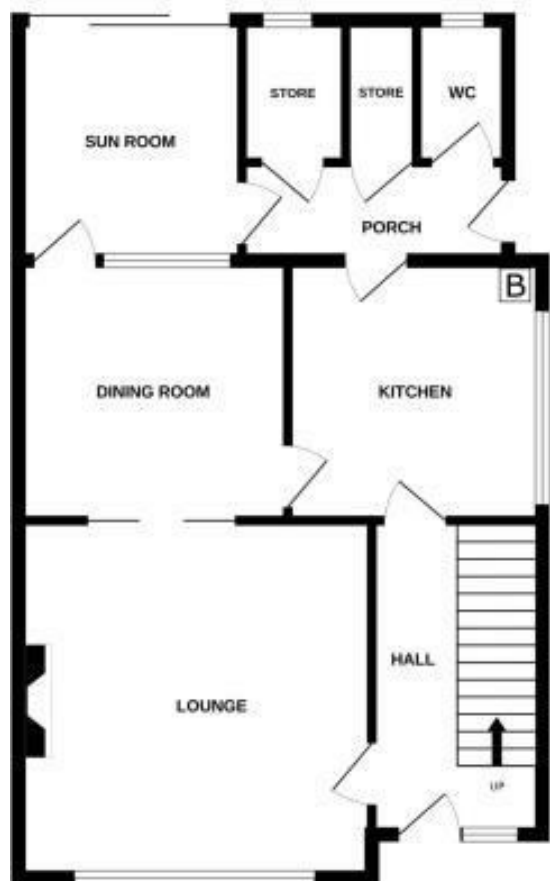
### Viewings (Wrexham)

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



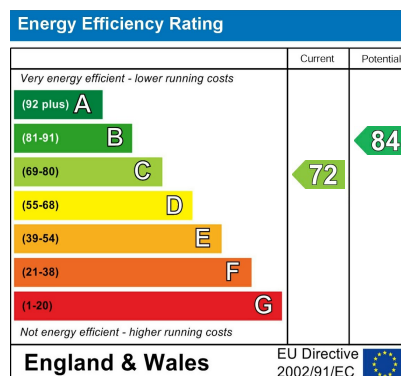
GROUND FLOOR  
695 sq.ft. (64.6 sq.m.) approx.

1ST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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