Town & Country

Estate & Letting Agents

Ffordd Dyfed, Wrexham

Offers Around £310,000









Located in a quiet cul-de-sac within a sought-after Wrexham suburb, this well-maintained, one-owner detached bungalow occupies a generous fan-shaped plot. Offering light and spacious accommodation, the property includes a welcoming entrance hall, dual-aspect living room, kitchen/diner with utility, two double bedrooms, and a bathroom. Externally, there is ample parking, a carport, detached garage, and attractive landscaped gardens.

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TEL: 01978 291345

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DESCRIPTION

A well-presented two-bedroom detached bungalow in a desirable cul-de-sac, offering spacious accommodation, ample parking, garage, and a private, landscaped rear garden on a generous plot.



LOCATION

Located in the sought-after Borras Park area of Wrexham, Ffordd Dyfed benefits from a quiet suburban setting while remaining conveniently close to Borras Road, providing direct access into Wrexham town centre. The location offers excellent day-to-day convenience, with a range of local amenities nearby including schools, shops, and parks, all within easy reach. Wrexham town centre and its wider transport links, including rail connections, are just a short drive away.



ENTRANCE HALL

16'5 x 5'10

Entered through a timber stained-glass front door into a spacious hallway with a front-facing window, radiator, loft access, and a full-height cloaks cupboard. Glazed double doors lead to the living room, with further doors to the kitchen/dining room, both bedrooms, and the bathroom.



LIVING ROOM

18'3 x 12'2

A bright double-aspect room featuring a front-facing window and patio doors opening onto the rear garden, two radiators, and a coal-effect gas fire set on a slate hearth.





KITCHEN/DINING ROOM

11'7 x 11

Fitted with light oak-style wall, base, and drawer units with complementary work surfaces and a stainless steel sink. Integrated appliances include a double oven and electric hob. Additional features include tiled flooring, part-tiled walls, a radiator, a large storage cupboard, and access to the utility room.



UTILITY ROOM

12'5 x 6'9

With windows to three elevations, base units, work surfaces, plumbing for a washing machine, tiled flooring, and a door leading to the rear garden.



BEDROOM ONE

13'4 x 13'5

Front-facing double bedroom with radiator.



BEDROOM TWO

11'8 x 10'6

Rear-facing double bedroom with fitted wardrobes, overhead storage, shelving, and radiator.



BATHROOM

8'5 x 6'3 (max)

Fitted with a three-piece suite comprising panel bath with shower attachment and screen, low-level WC, and pedestal wash basin. Fully tiled walls, radiator, and opaque side window.



GARAGE

Detached garage with up-and-over door, side window, power, lighting and an inspection pit, workshop space at rear of garage with separate side door access and window.



EXTERNALLY

Accessed via double iron gates leading to ample off-road driveway parking, a carport, and a detached garage. The front garden is mainly laid to lawn with well-stocked borders, external lighting, and timber-gated side access to the rear.. To the rear is a beautifully maintained, fan-shaped garden featuring a paved patio seating area, level lawn, raised planting beds, and mature, well-stocked borders. A separate gravelled section adds further character, with the whole garden being fully enclosed and offering a high degree of privacy.





Services

The agents have not tested any of the appliances listed in the particulars.
Freehold
Council Tax Band - E (£2680 Per Year)

Viewings

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

To Make an Offer

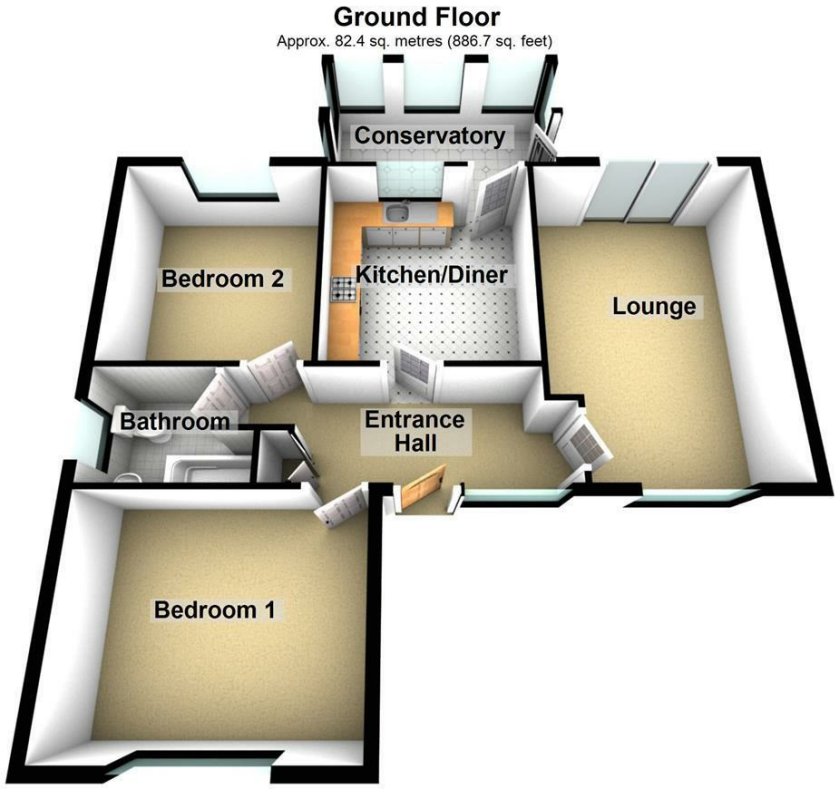
If you would like to make an offer, please contact a member of our team who will assist you further.

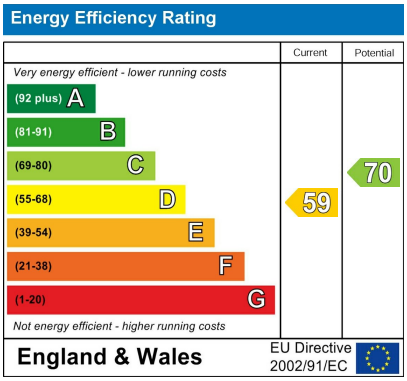
Mortgage Advice

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.

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