



**6 Anglesey Close, Borrass, Wrexham, LL12 7TN**

**Price £275,000**

A spacious 3 bedroom, 2 bathroom, detached bungalow with the addition of a glass roofed conservatory providing a pleasant aspect overlooking the rear garden conveniently located within the much favoured residential area of Borrass in close proximity to the picturesque Acton Park and a variety of shops. The accommodation has the benefit of gas fired central heating and Upvc double glazing and briefly comprises an enclosed porch, spacious hall with useful coats cupboard, light and airy lounge with living flame fire within fireplace, dining room leading to the conservatory, fitted kitchen, 3 double bedrooms, bathroom and shower room. To the outside, a brick paved drive provides parking and guest parking alongside a lawned garden with privacy hedging. A gated side path with good sized store shed leads to the rear garden enjoying an excellent degree of privacy, Indian stone paved patio, lawn and established flower beds. NO CHAIN. Energy Rating - TBC

## LOCATION

Conveniently located within this popular and established area known as Borrass which offers a good range of day to day shopping facilities and social amenities including the picturesque Acton Park, both primary and secondary schools and excellent road links to Wrexham, Chester and the North West as well as the Wrexham Industrial Estate. The local facilities including a doctors, vets, well stocked Co-op supermarket and café.

## DIRECTIONS

From Wingetts Office proceed into Holt Street and across the roundabout into Holt Road. Take the left turn onto Borrass Road. Continue across the next mini roundabout and 1st exit at the next roundabout onto Jeffreys Road thereafter take the right hand turning into Borrass Park Road. Turn right into Caernarfon Road, right again into Anglesey Close and the bungalow will be observed on the right.

## ACCOMMODATION

Upvc part glazed entrance door opening to:

## ENCLOSED PORCH

With tiled flooring and part glazed door leading to:

## HALLWAY

A good sized reception area having wood effect laminate flooring, radiator, coving to ceiling, telephone point, four panel doors off and useful coats cupboard.

## LOUNGE 15'8" x 12'9" (4.8m x 3.9m)

Upvc double glazed window to front providing an excellent degree of natural light with fitted window blinds, radiator, deep coving to ceiling, wood effect flooring, living flame gas fire in surround and connecting door to:

## DINING ROOM 12'9" x 9'10" (3.9m x 3m)

Also having an internal door from the hallway, wood effect flooring, radiator, coving to ceiling, space for family sized dining table and upvc double glazed French doors leading to:

## CONSERVATORY 12'9" x 12'5" (3.9m x 3.8m)

An excellent addition to the bungalow with upvc double glazed windows and French doors providing a pleasant aspect overlooking the rear garden, glass tinted roof, tiled flooring and electric socket.

## KITCHEN 10'2" x 8'2" (3.1m x 2.5m)

Accessed off the dining room and having a range of fitted base and wall cupboards with work surface areas incorporating a stainless steel 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, plumbing for washing machine, plumbing for dishwasher, four ring gas hob with pull-out extractor hood above, oven/grill, part tiled walls and tall pull-out larder style cupboard. An internal door opens to:

## SIDE HALL

Having tiled flooring, shelving and two four panel doors off.

## BEDROOM THREE 12'9" x 10'5" (3.9m x 3.2m)

Upvc double glazed window to front, radiator and storage cupboard housing the Worcester gas combination boiler.

## SHOWER ROOM

Appointed with a corner wash basin, low flush w.c (saniflow system), shower enclosure with electric shower unit, fully tiled walls, tiled flooring and radiator.

## BEDROOM ONE 12'1" x 9'6" (3.7m x 2.9m)

Upvc double glazed window to front, radiator, fitted wardrobes and wall light.

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

Upvc double glazed window to rear, radiator, three door fitted wardrobe and ceiling hatch to roof space.

## BATHROOM

Appointed with a modern white suite of bath with mixer tap, electric shower over and splash screen, wash basin and w.c set within vanity unit, fully tiled walls, tiled flooring, inset ceiling spotlights, radiator and shaver socket.

## OUTSIDE

The bungalow is approached along a brick paved driveway providing parking and guest parking alongside a curved lawned garden with privacy hedging to boundary. A gated side path leads past a useful store shed and external electric socket. The rear garden provides a pleasant outdoor entertaining area with Indian stone paved patio, lawn, privacy hedging, flowerbeds, further brick paved patio and cold water tap.

## PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.





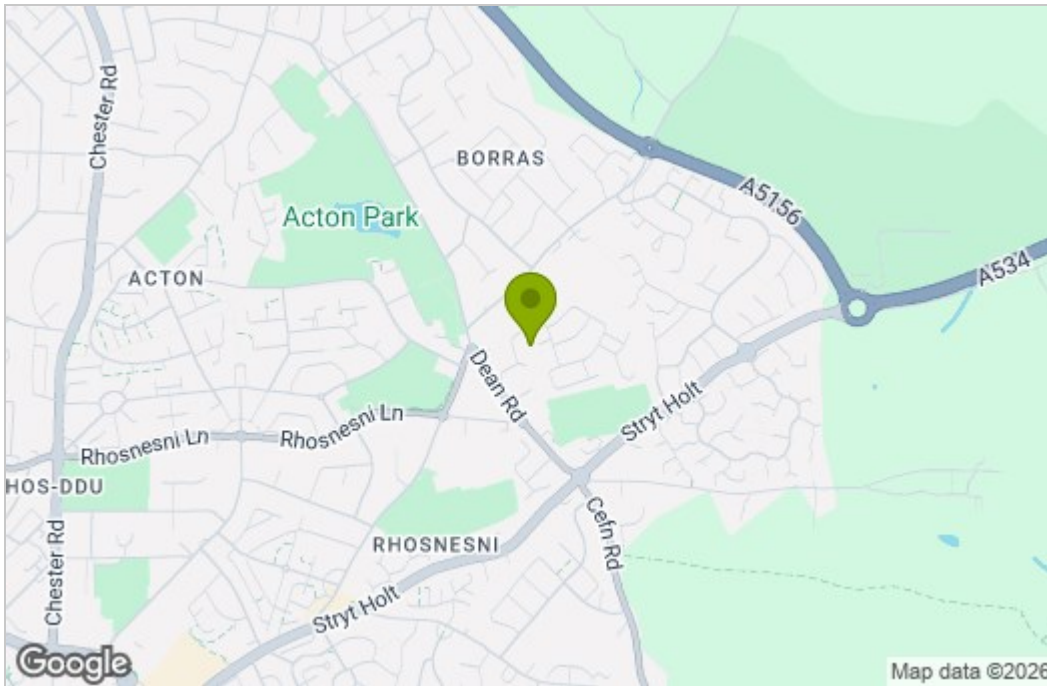
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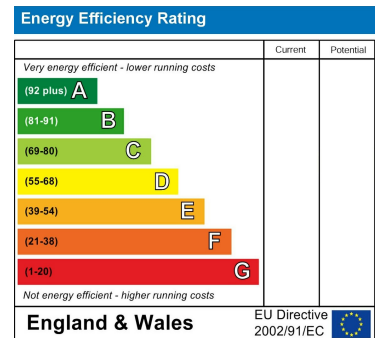
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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