



23 Ffordd Madoc, Borrás, Wrexham, LL12 7PS

£280,000

A superbly presented and recently renovated 3 double bedroom semi detached bungalow with en-suite to principal bedroom and private level rear garden located in the popular area of Borrás close to a range of shops, bus service and picturesque Acton Park for leisurely walks. The spacious accommodation includes Upvc double glazed windows with fitted blinds, recently fitted carpets, Worcester gas combi boiler. Briefly comprises an entrance hall with oak veneer door opening to the lounge diner featuring a media wall with electric fire and illuminated shelving, an inner hall with good sized store cupboard, connects the stylish and well appointed fitted kitchen with quality appliances including a Smeg dishwasher, Neff Induction hob, Neff double oven/grill and integrated fridge freezer. 3 double bedrooms and a recently appointed bathroom including a p-shaped bath with shower over. To the outside, a concrete patterned drive provides private parking alongside a lawned garden and leads to the garage with utility area. The rear garden is a particular feature enjoying an excellent degree of privacy, afternoon and evening sun, patterned concrete patio for outdoor entertaining and lawn within new timber fencing. NO CHAIN. Energy Rating - D (63)

LOCATION

Ffordd Madoc is a no through road located near to Jeffreys Road within the established residential area of Borrass enjoying good proximity to the parade of shops, café and pharmacy nearby together with both primary and secondary schools. There is a public transport service that operates within the area and the A483 Wrexham to Chester bypass is only a short distance away therefore allowing for daily commuting to the major commercial and industrial centres of the region. The picturesque Acton Park is only a short distance away with its pleasant tree lined walks and fishing lake.

DIRECTIONS

From Wrexham proceed along Chester Road for approximately ½ a mile taking the right turning onto Box Lane just before The Acton Public House. Continue past the school and after a further 150 yards, turn right onto Jeffreys Road. Take the 2nd left turn into Ffordd Alun, next left into Ffordd Madoc and the bungalow will be observed on the left.

ACCOMMODATION

Pvc part glazed entrance door with welcome light opening to:

HALLWAY

With fitted carpet, low level storage cupboard and oak veneer door opening to:

LOUNGE/DINER 16'0" x 13'9" (4.9m x 4.2m)

A large upvc double glazed window with fitted blinds overlooks the front garden, upvc double glazed window with fitted blinds to side, radiator, media wall with electric fire below recess for wall mounted television and shelving with inset spotlights, fitted carpet and oak veneer door opening to:

INNER HALL

Fitted carpet, radiator, mains wired smoke alarm, ceiling hatch to roof space, good sized storage cupboard and oak internal veneer doors.

KITCHEN 9'10" x 7'6" (3m x 2.3m)

Appointed with a stylish range of grey gloss fronted base and wall cupboards complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above with fitted blinds, Neff four ring induction hob with stainless steel filter hood above, cutlery and pan drawers below, integrated fridge freezer, Smeg dishwasher, new Neff double oven/grill, part tiled walls, Worcester gas combination boiler, tiled flooring, radiator and upvc part glazed external door.

BEDROOM ONE 14'5" x 9'10" (4.4m x 3m)

Upvc double glazed window to rear with fitted blinds, radiator, fitted carpet and oak veneer door opening to:

EN-SUITE

Appointed with a low flush w.c, pedestal wash basin with waterfall style mixer tap, shower enclosure with mains thermostatic shower and Drench style shower head, part tiled walls, chrome heated towel rail, tiled flooring and extractor fan.

BEDROOM TWO 10'9" x 8'10" (3.3m x 2.7m)

Fitted carpet, upvc double glazed window overlooking the rear garden with fitted blinds and radiator.

BEDROOM THREE 12'5" x 6'10" (3.8m x 2.1m)

Fitted carpet, radiator and upvc double glazed window overlooking the rear garden with fitted blinds.

BATHROOM

Appointed with a low flush w.c, pedestal wash basin with waterfall style mixer tap, P shaped bath with waterfall style mixer tap and shower above, part tiled walls, tiled flooring, upvc double glazed window and chrome heated towel rail.

OUTSIDE

The property is approached along a concrete pattern driveway alongside a mainly lawned garden.

GARAGE 12'5" x 7'10" (3.8m x 2.4m)

Metal up and over door, lighting, power sockets and utility area incorporating plumbing for washing machine and space for dryer.

GARDENS

A gated concrete pattern side path leads to the rear garden and patio area for outdoor entertaining, lawn, cold water tap and recently fitted timber fencing.

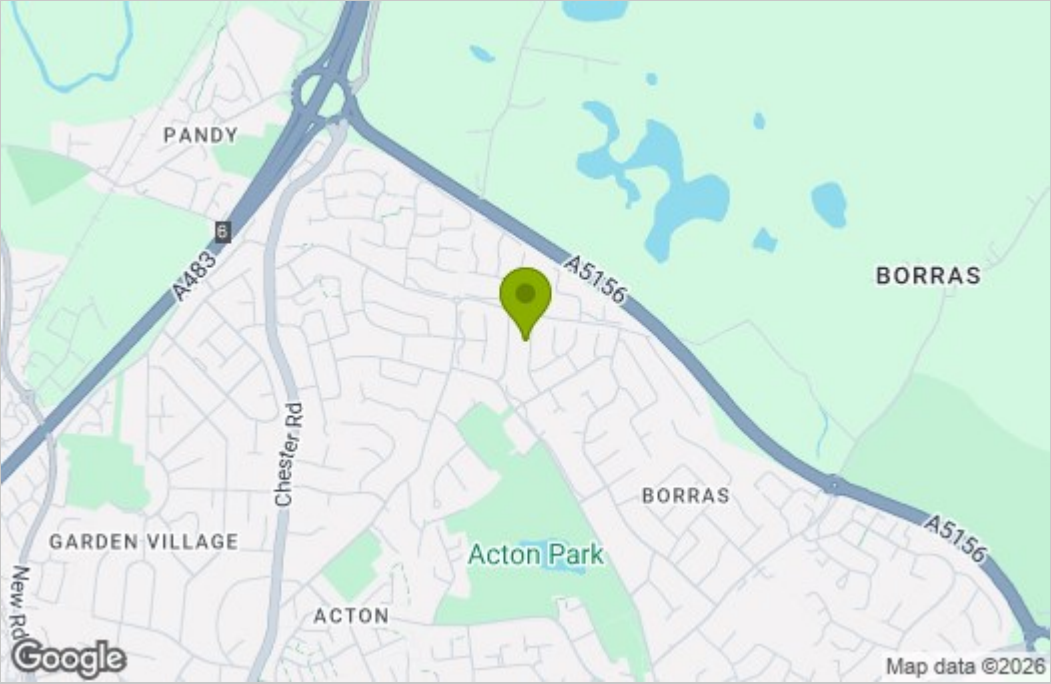
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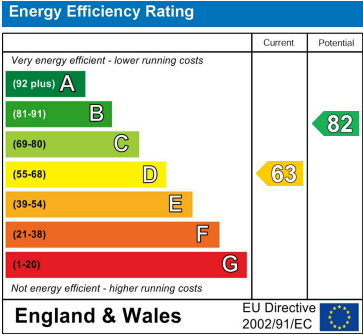


Floor Plan

Area Map



Energy Efficiency Graph



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