



48 Denbigh Close, Wrexham, LL12 7TW

Price £250,000

A well presented and extended 3 bedroom semi detached house with private brick paved driveway for 4-5 cars, garage and South facing rear garden located within the sought after area known as Borrass with its excellent range of amenities including schools and picturesque park. The accommodation briefly comprises a composite entrance door opening to the hall with staircase to 1st floor and store cupboard below. Lounge with electric fire in surround and double doors opening to the dining room. The sociable, part open plan kitchen/breakfast/living area is a particular feature with 2 sets of French doors opening to the rear garden and a stylish fitted range of base and wall cupboards with work surface areas and integrated appliances. The 1st floor landing connects the 3 bedrooms, bedroom 1 having benefit of fitted wardrobes, and a well appointed family bathroom with jacuzzi bath and separate double width shower enclosure. Externally, the brick paved drive provides plenty of parking and continues to the garage. The sunny aspect rear garden enjoys a good degree of privacy, timber decked patio, lawn and further patio area for outdoor entertaining. Solar panels for low reduced energy costs. EPC rating - D (65)

LOCATION

Located within the popular and established area known as Borrás 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 Wrexham, Chester and the North West as well as the Wrexham Industrial Estate.

DIRECTIONS

From Wingetts Office proceed into Holt Street and across the roundabout into Holt Road. Take the left turn onto Borrás Road. Continue across the next mini roundabout and 1st exit at the next roundabout onto Jeffreys Road thereafter take the right hand turning into Borrás Park Road. Turn right into Caernarfon Road, left at the t junction, next right and the house will be observed straight ahead.

HALL

Part glazed composite entrance door opening to the welcoming hall with stairs to 1st floor landing and useful store cupboard below, wood effect flooring, radiator, dado rail and 4 panel internal doors.

LOUNGE 12'5 x 10'7 (3.78m x 3.23m)

Having a continuation of the wood effect flooring, electric fire in surround, Upvc double glazed window to front, radiator, picture rail and double doors opening to the

DINING ROOM 8'9 x 8'3 (2.67m x 2.51m)

Wood effect flooring, radiator and an open aspect to the

KITCHEN/LIVING/BREAKFAST AREA 17'8 max x 15'9 max (5.38m max x 4.80m max)

A sociable light and airy entertaining space having been extended to provide an excellent family space. The kitchen area is appointed with a stylish range of base and wall cupboards complimented by wood effect work surface areas with matching upstands, integrated appliances include a 4 ring gas hob with extractor hood above, double oven/grill, microwave, washing machine and dishwasher. 1 1/2 bowl stainless steel single drainer sink unit with mixer tap and Upvc double glazed window above, inset spotlights, wide cutlery and pan drawers, space for American style fridge freezer. 2 sets of French doors open to the rear garden, composite part glazed external door, wood effect flooring, breakfast bar and radiator.

1ST FLOOR

Landing is approached via the staircase from the entrance hall with Upvc double glazed window to 3/4 landing, dado rail, ceiling hatch to roof space with pull down ladder and 4 panel internal doors.

BEDROOM 1 11'3 x 9'5 (3.43m x 2.87m)

Upvc double glazed window to front, fitted mirror fronted wardrobes and radiator.

BEDROOM 2 10' x 9'5 (3.05m x 2.87m)

Upvc double glazed window to rear and radiator.

BEDROOM 3 7'2 x 7 (2.18m x 2.13m)

Upvc double glazed window to front, radiator and storage box.

BATHROOM 8'5 x 7'2 (2.57m x 2.18m)

Well appointed with a 4 piece white suite of Jacuzzi bath with central mixer tap, double width shower enclosure with mains thermostatic shower, wash basin and w.c. within vanity unit, chrome heated towel rail, inset ceiling spotlights, Upvc double glazed window and fully tiled walls.

OUTSIDE

The property is approached along a brick paved drive providing parking and guest parking, low level brick front boundary wall and privacy hedge to side. The drive continues to the brick built garage.

GARAGE 15'2 x 9'3 (4.62m x 2.82m)

Metal up and over door, lighting, power sockets, side personal door and Upvc double glazed window.

REAR GARDEN

A particular feature of the property enjoying a south facing aspect and a good degree of privacy. Timber decked patio provides outdoor entertaining space, lawn area and additional paved patio to the rear of the garden.

SOLAR PANELS

The property has the benefit of 15 solar panels leased for 25 years (15 years remaining) which provides lower electric costs.

PLEASE NOTE

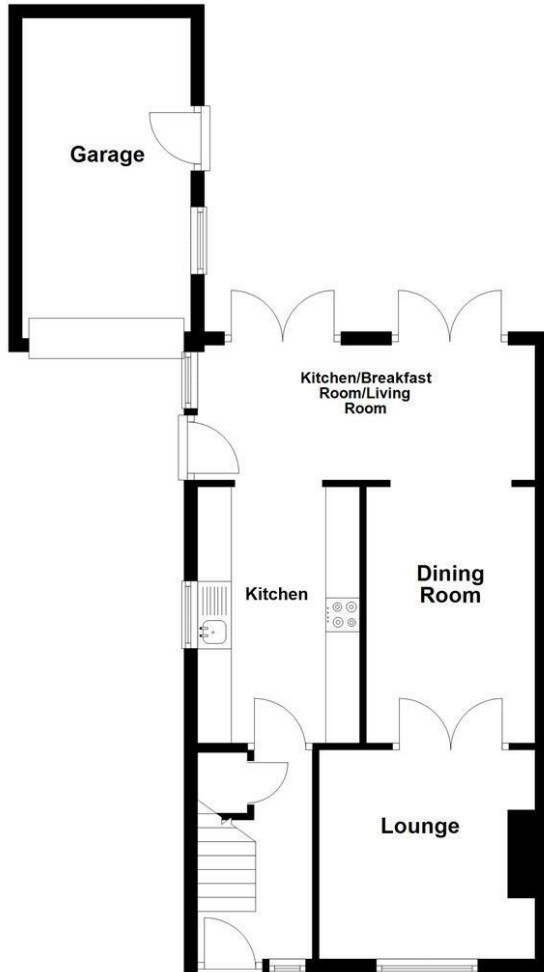
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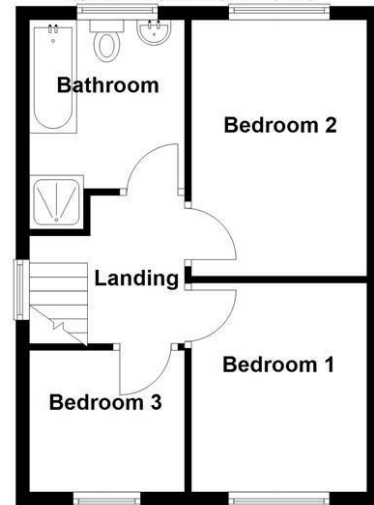


Floor Plan

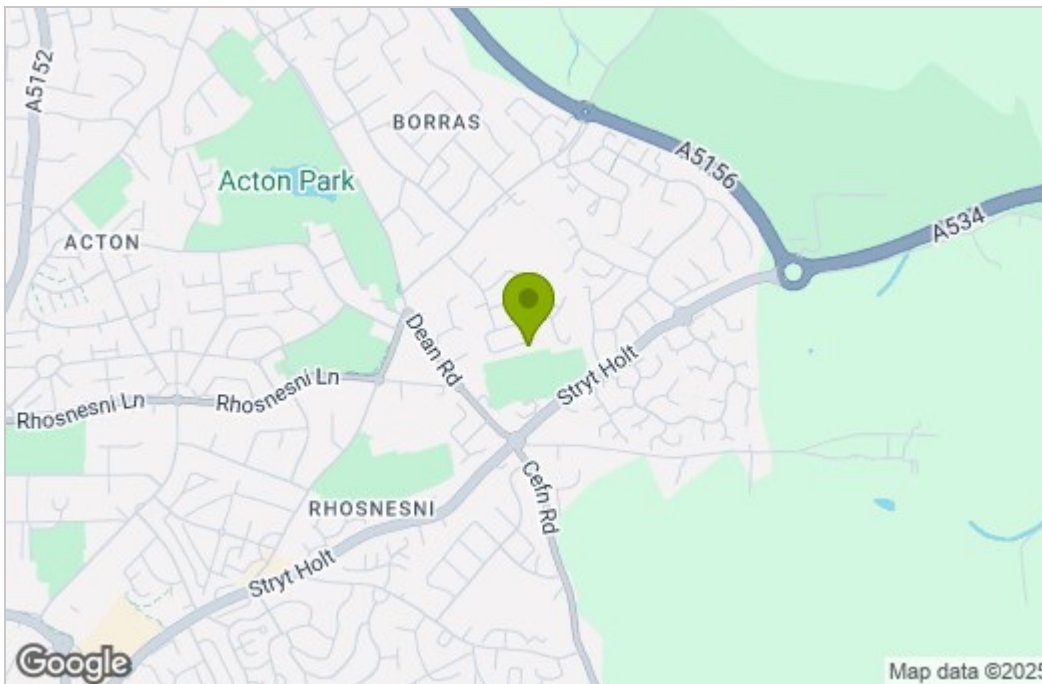
Ground Floor
Approx. 57.4 sq. metres (617.6 sq. feet)



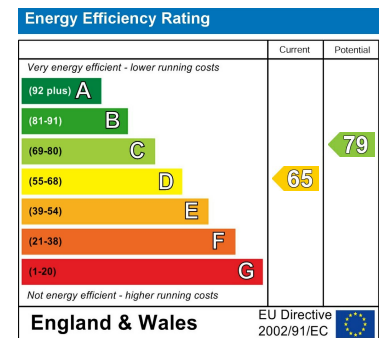
First Floor
Approx. 35.0 sq. metres (376.7 sq. feet)



Area Map



Energy Efficiency Graph



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