



18 Pembroke Road, Borrás, Wrexham, LL12 7TR

Price £250,000

A 3 bedroom detached bungalow providing spacious living accommodation conveniently located within the popular area known as Borrás with its range of amenities, bus service and picturesque Acton Park all within walking distance. The bungalow requires a degree of modernisation to recreate a lovely home but has the benefit of Upvc double glazing and gas fired central heating. Briefly comprising an enclosed entrance porch, hall with internal doors off to all rooms, light and airy lounge, kitchen/breakfast room overlooking the rear garden, 3 bedrooms, 2 of which are doubles, and a shower room. Externally, a gated driveway provides private parking and leads to the car port, front lawned garden with path to entrance door. To the rear is a private sunny aspect garden which is mainly lawned, established hedging, timber fencing and paved pathways. NO CHAIN.

Energy Rating - D (55)

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, 2nd left into Pembroke Road and the bungalow will be observed on the right.

ACCOMMODATION

Upvc part glazed entrance door opening to:

ENCLOSED PORCH

With upvc double glazed windows and part glazed door opening to:

HALLWAY

With wood effect flooring, storage cupboard and part glazed door to:

LOUNGE 15'5 x 12'4 (4.70m x 3.76m)

Coving to ceiling, gas fire in surround, upvc double glazed window to front and radiator.

KITCHEN/BREAKFAST ROOM 13'10 x 9'9 (4.22m x 2.97m)

Fitted with a range of base and wall units complimented by work surface areas incorporating a single drainer sink unit with mixer tap, extractor hood, Glowworm wall mounted gas combination boiler, radiator, two upvc double glazed windows and upvc part glazed external door.

BEDROOM ONE 12'5 x 9'7 (3.78m x 2.92m)

Upvc double glazed window to front and radiator.

BEDROOM TWO 9'9 x 9'6 (2.97m x 2.90m)

Upvc double glazed window to rear and radiator.

BEDROOM THREE 9'6 x 6'1 (2.90m x 1.85m)

Upvc double glazed window and radiator.

SHOWER ROOM

Appointed with an enclosed shower area with electric shower unit, wash basin in vanity unit, low flush w.c, upvc double glazed window, radiator and part tiled walls.

OUTSIDE

The property is approached along a gated driveway with part gravel and brick pavers leading to a carport. To the front of the property is a mainly lawned garden with path to entrance door. To the rear the garden includes a lawned area, patio and established hedging.

PLEASE NOTE

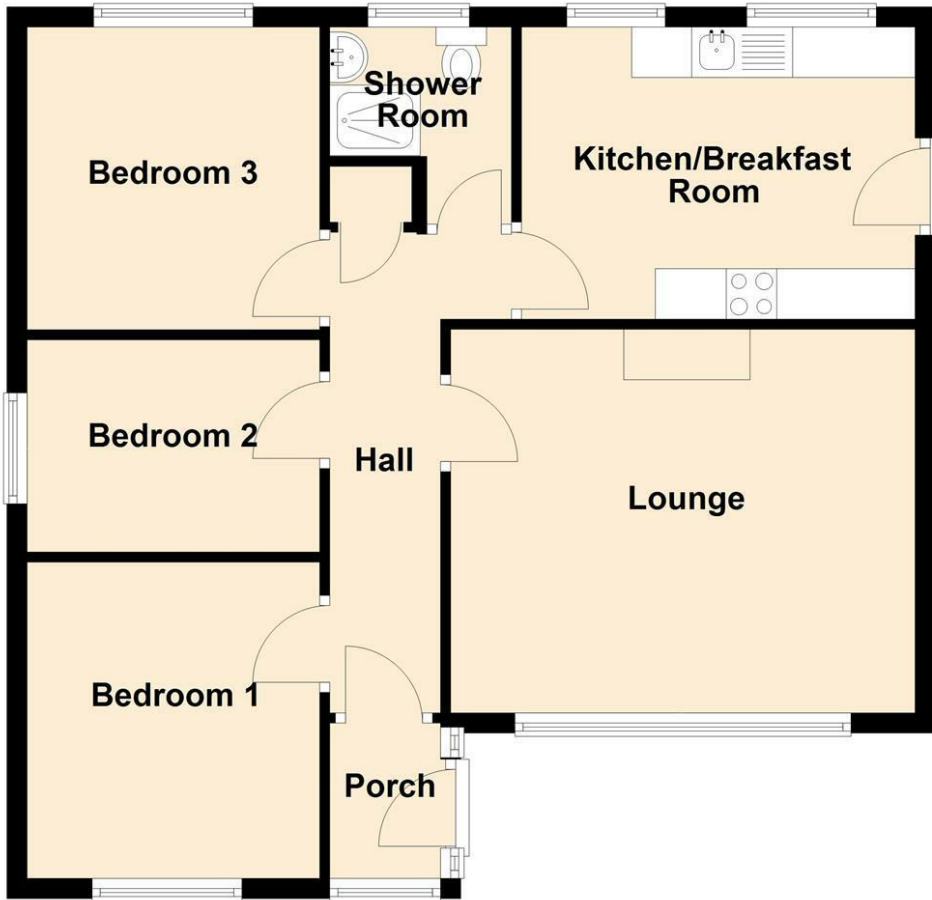
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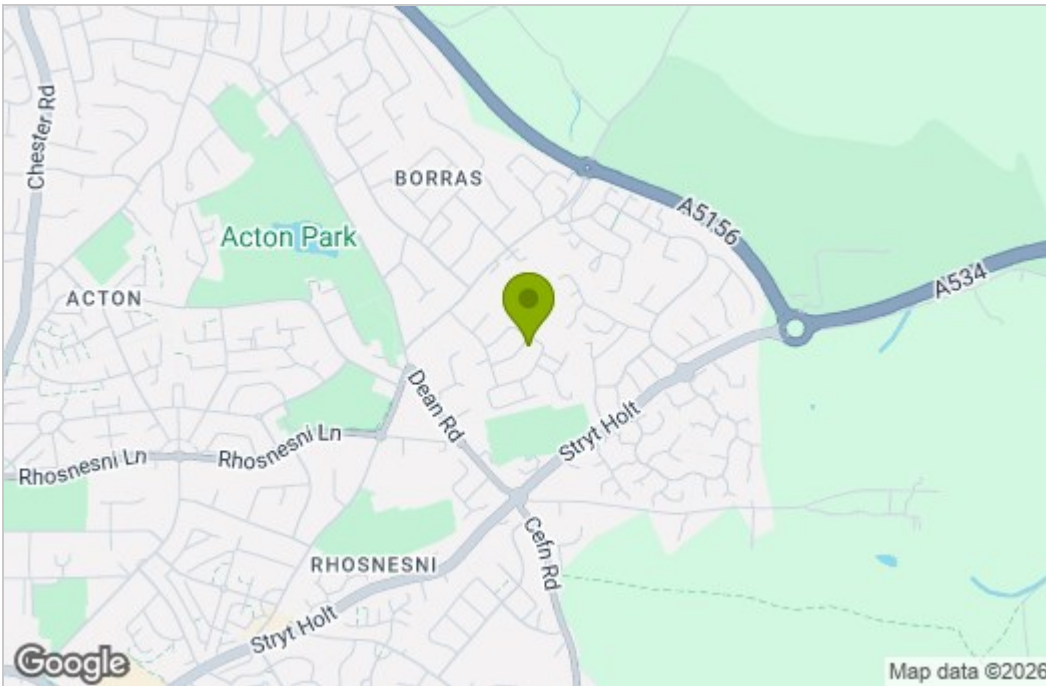
Floor Plan

Ground Floor

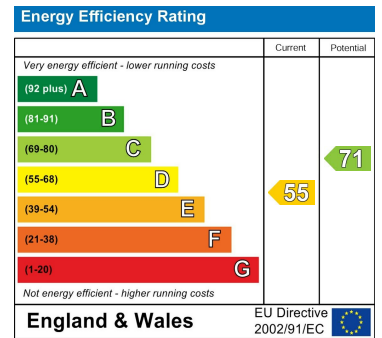
Approx. 66.5 sq. metres (715.7 sq. feet)



Area Map



Energy Efficiency Graph



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