

# Wingetts

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**42 Ffordd Cynan, Borras, Wrexham, LL12 7ST**

**Price £220,000**

Originally designed as a 3 bedroom semi detached bungalow but redesigned by the current owners to provide 2 double bedrooms and a sociable and practical kitchen dining room conveniently located within the popular residential area of Borras with its range of amenities, Acton Park and frequent bus service. Offering well presented accommodation the bungalow briefly comprises an entrance hall with coat hanging space, light and airy lounge with Upvc double glazed front window and wall mounted electric fire, inner hall with airing cupboard, dining room having French doors opening onto a sun terrace and arch through to the fitted kitchen with a range of white fronted base and wall units and some integrated appliances, 2 double bedrooms and a shower room. To the outside, a private drive leads to the garage with electric door and decorative gravel to the front garden. A gated path continues to the rear garden which enjoys a good degree of privacy and designed for low maintenance to include a timber decked sun terrace with artificial grass and balustrade, paved patio and garden shed.

Energy Rating - TBC

## LOCATION

Ffordd Cynan is located 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 Wingetts Office proceed left along Holt Street and across the roundabout into Holt Road, proceed for approx. 1 mile with the Greyhound Public House being on the right. Take the 4th exit onto Dean Road, across the mini roundabout onto Jeffreys Road. Take the 3rd right turn into Ffordd Alun opposite the park. Continue to the T junction, turn left and then right onto Ffordd Cynan. Follow the road until the bungalow will be observed on the right.

## ACCOMMODATION

Upvc part glazed entrance door opening to:

## HALLWAY

With coat hanging space and six panel door opening to:

## LOUNGE 16'0" x 13'5" (4.9m x 4.1m)

A light and airy reception room with upvc double glazed window to front, two radiators, upvc double glazed window to side, coving to ceiling and six panel door opening to:

## INNER HALL

With ceiling hatch to roof space, six panel white woodgrain effect doors off, coving to ceiling and airing cupboard with radiator and slatted shelving.

## DINING ROOM 10'2" x 8'10" (3.1m x 2.7m)

Upvc double glazed window with French doors leading to the terrace, radiator, coving to ceiling and archway to:

## KITCHEN 11'1" x 9'10" (3.4m x 3m)

Appointed with a white fronted range of base and wall units complimented by work surface areas incorporating a 1 1/2 bowl stainless steel sink unit with mixer tap and upvc double glazed window above, four ring electric hob with oven/grill below and pull-out extractor hood above, 'Main' gas combination boiler, integrated slimline dishwasher, plumbing for washing machine, tiled flooring and upvc part glazed external door.

## BEDROOM ONE 14'1" x 9'6" (4.3m x 2.9m)

Upvc double glazed window overlooking the rear garden enjoying a pleasant aspect outlook and radiator.

## BEDROOM TWO 12'9" x 7'2" (3.9m x 2.2m)

Upvc double glazed window to front and radiator.

## SHOWER ROOM

Appointed with a shower enclosure with electric shower unit, pedestal wash basin, low flush w.c., upvc double glazed window, radiator and fully tiled walls.

## OUTSIDE

To the front of the property a private driveway leads to:

## GARAGE 17'4" x 7'10" (5.3m x 2.4m)

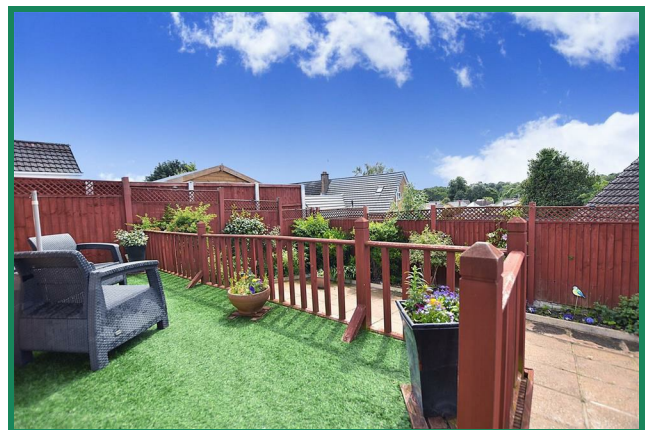
Having the convenience of an electric up and over door, lighting and power sockets.

## GARDENS

A decorative gravelled front garden with a variety of plants and pathway leading to the entrance door. A gated side path leads to the side entrance door and continues to the rear garden which provides a pleasant and low maintenance outdoor living area with timber decked sun terrace with balustrade, paved patio, cold water tap, garden shed and flowerbeds, all of which is enclosed to provide a safe and secure environment.

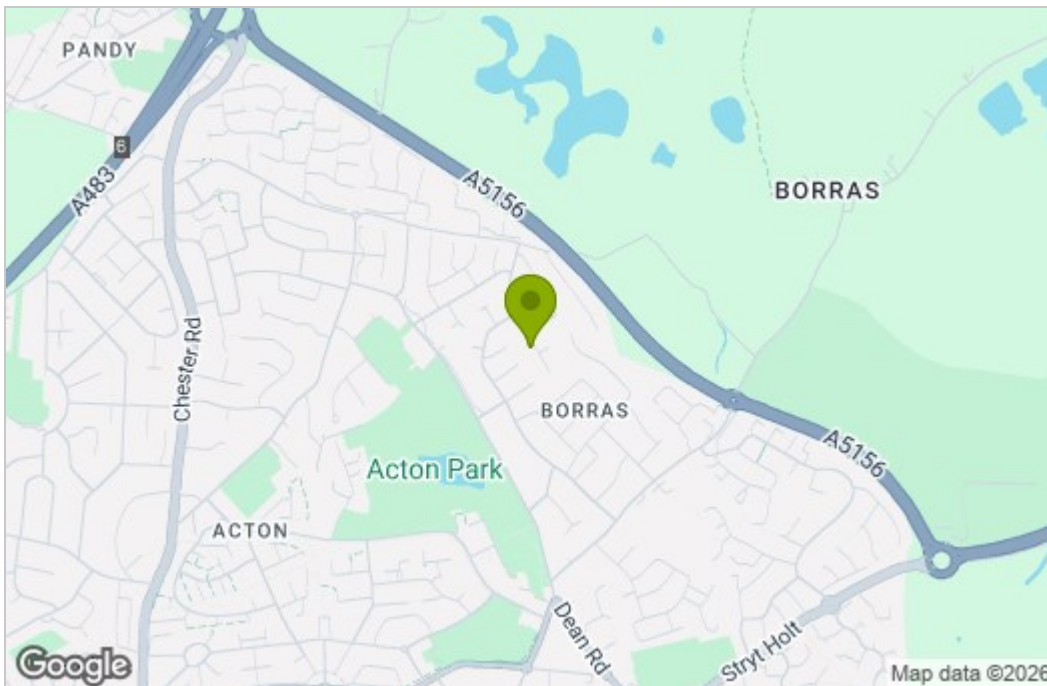
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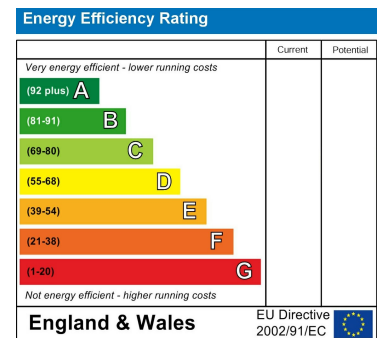


# Floor Plan

## Area Map



## Energy Efficiency Graph



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