



## 11 Friars Close , Wrexham, LL12 7RA

A well presented 2 bedroom semi detached bungalow with garage and private rear garden having been upgraded by the current owners, located within this established residential development just off Box Lane and close to the picturesque Acton Park. The bungalow has the benefit of gas central heating and Upvc double glazing and briefly comprises a vestibule leading to the hall with wood effect laminate floor, well proportioned lounge with dining area that enjoys a pleasant aspect through sliding patio doors to the rear garden. Recently appointed Fitted kitchen with a stylish range of base and wall cupboards, 2 double bedrooms and a modern, well appointed shower room. Externally, the gravelled drive provides parking for 2/3 cars alongside a mainly lawned front garden and continues to the garage. The private rear garden includes a decked patio for outdoor entertaining with lawned area beyond. Energy Rating - D (66)

**Price £210,000**

# 11 Friars Close

, Wrexham, LL12 7RA



- A well presented semi detached bungalow
- Vestibule
- Two double bedrooms
- Gardens to front and rear
- Having been upgraded by the current owners
- Well proportioned lounge/diner
- Modern bathroom
- Located within this established residential development
- Stylish fitted kitchen
- Private driveway, garage

## LOCATION

## OUTSIDE

## DIRECTIONS

## COUNCIL TAX BAND - D

## ACCOMMODATION

## VESTIBULE

## LOUNGE/DINER

16'6 x 11'6 (5.03m x 3.51m )

## KITCHEN

8'9 x 8'9 (2.67m x 2.67m )

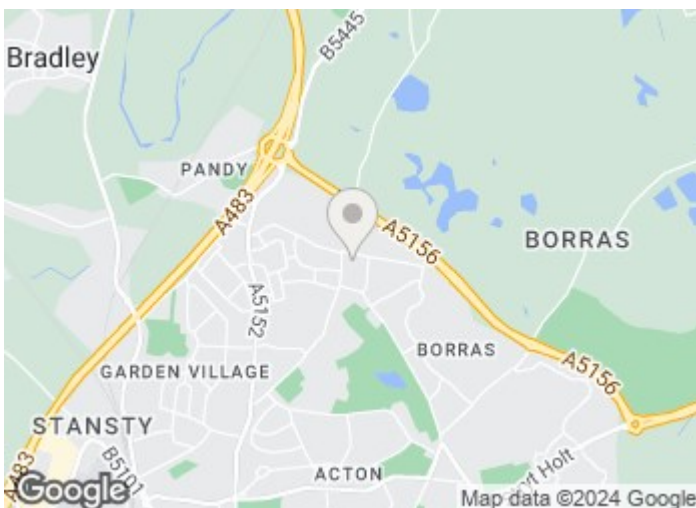
## BEDROOM ONE

11'9 x 9'8 (3.58m x 2.95m )

## BEDROOM TWO

9'0 x 8'5 (2.74m x 2.57m )

## SHOWER ROOM



[Directions](#)





# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

29 Holt Street, Wrexham, LL13 8DH  
Tel: 01978 353553 Email: sales@wingetts.co.uk www.wingetts.co.uk

