



**68 Denbigh Close, Wrexham, LL12 7TW**  
**Offers in excess of £315,000**

## The Property Perspective

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PROPERTY  
PERSPECTIVE

Situated within the popular residential area of Borrass in Wrexham, this well-presented four-bedroom detached property on Denbigh Close provides spacious and versatile accommodation ideal for modern family living. The home offers two separate reception rooms, creating flexible areas for relaxing, dining, or entertaining, alongside a well-fitted kitchen and the added convenience of a ground floor shower room.

To the first floor, four generously sized bedrooms provide comfortable space for family members or guests. Outside, the property benefits from off-road parking to the front, while its desirable location places it within easy reach of local amenities, schools, and transport connections, all within a friendly and well-established neighbourhood.

### GROUND FLOOR

#### Front

The front of the property features a brick block-paved driveway providing off-road parking for two vehicles. There is also gated access along the left-hand side leading to the rear garden.

#### Living/Dining Room 27'10" x 10'7" (8.49m x 3.25m)

The lounge area benefits from a UPVC double-glazed window to the front, a radiator, laminate flooring, and a wall-mounted electric fire. The dining area features laminate flooring, a radiator, and UPVC double-glazed French doors opening onto the rear garden, along with a door providing access to the kitchen.

#### Kitchen 14'4" x 7'9" (4.38m x 2.37m)

The kitchen is fitted with a range of wall and base units with complementary work surfaces, incorporating a one-and-a-half bowl sink unit with mixer tap. Additional features include plumbing for a washing machine, a built-in four-ring gas hob, electric oven/grill with stainless steel canopy extractor hood, and a composite double-glazed door leading to the rear garden.

#### Family Room 17'4" x 7'11" (5.29m x 2.43m)

Currently used as a gym, this versatile room could serve multiple purposes. It features laminate flooring, half-height tiled walls, a radiator, and UPVC double-glazed French doors opening to the front.

#### Utility Room 5'10" x 8'1" (1.79m x 2.48m)

The utility area includes a UPVC double-glazed window to the rear, double panel radiator, wall cupboards, and a door leading to the shower room.

#### Shower Room 5'10" x 8'0" (1.78m x 2.45m)

Fitted with a three-piece white suite comprising a shower cubicle, dual-flush low-level WC, and pedestal wash basin. The room also features tiled flooring, partially tiled walls, a chrome ladder-style radiator/towel rail, and an extractor fan.

### FIRST FLOOR

#### Bedroom 16'2" x 8'0" (4.93m x 2.45m)

A spacious double bedroom with a UPVC double-glazed window to the front, single panel radiator, carpeted flooring, and access to the en-suite shower room.

#### En Suite 4'5" x 8'0" (1.37m x 2.46m)

Comprising a dual-sized shower cubicle, pedestal wash hand basin, and low-level WC, along with tiled flooring, radiator, and a UPVC double-glazed frosted window to the rear.

#### Bedroom 11'7" x 9'4" (3.55m x 2.85m)

With a UPVC double-glazed window to the front, radiator beneath, and carpeted flooring.

#### Bedroom 9'11" x 9'5" (3.03m x 2.88m)

Featuring a UPVC double-glazed window to the rear, radiator beneath, and carpeted flooring.

#### Bedroom 7'6" x 7'4" (2.31m x 2.26m)

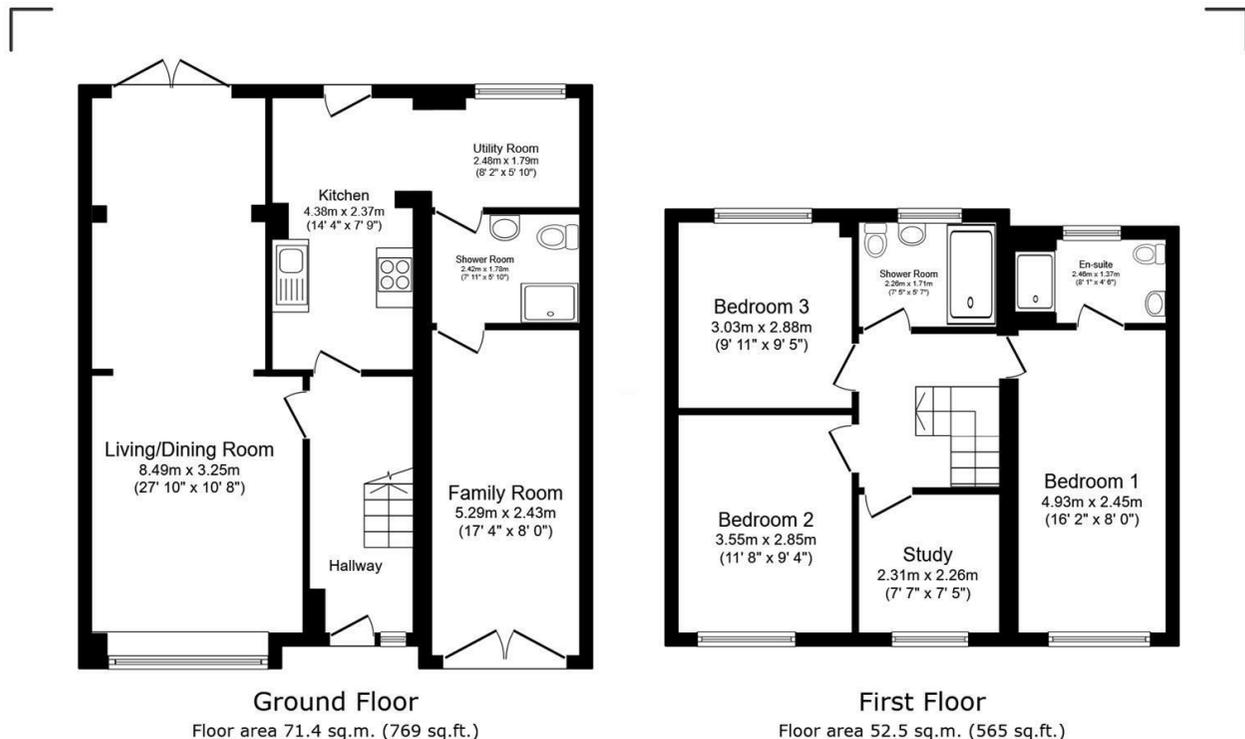
Includes a UPVC double-glazed window to the front, radiator beneath, and carpeted flooring.

#### Bathroom 5'7" x 7'4" (1.71m x 2.26m)

Fitted with a corner Jacuzzi spa bath, low-level WC, and pedestal wash basin. The room also includes tiled flooring, partially tiled walls, a chrome ladder-style radiator/towel rail, and a UPVC double-glazed frosted window to the rear.

#### Rear Garden

The rear garden is mainly laid to lawn and includes a decked patio area, a timber garden shed, and panel fencing which provides a good level of privacy.



Total floor area: 123.9 sq.m. (1,334 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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