



9

Wrexham | LL12 7TY

£299,950

**MONOPOLY**  
BUY ■ SELL ■ RENT



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Situated on Clarke Road in the highly sought-after residential area of Borras, this beautifully presented three-bedroom semi-detached family home offers spacious and versatile accommodation, having been tastefully renovated in 2021. The property benefits from four reception rooms, providing excellent flexibility for family living or home-working. In brief, the accommodation comprises an entrance hallway, modern kitchen/breakfast room, spacious living room, sun room, dining room, study/bedroom four, and a contemporary bathroom to the ground floor. To the first floor, there are three double bedrooms, all with built-in storage. Externally, the property features a block-paved driveway providing ample off-road parking, a newly built detached garage, and well-maintained gardens to both the front and rear. Located in Borras, one of Wrexham's most popular and established residential areas, the home is within easy reach of a range of local amenities including Borras Park shops, schools, and medical facilities. The area also offers excellent public transport links, with convenient access to Wrexham City Centre, Chester, and the A483 for commuting. Acton Park and nearby Erddig National Trust provide scenic outdoor spaces ideal for walks and recreation.

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- RENOVATED THROUGHOUT AND IN IMMACULATE CONDITION
- ENTRANCE HALLWAY
- MODERN KITCHEN/BREAKFAST ROOM
- SPACIOUS LIVING ROOM
- SUN ROOM, DINING ROOM PLUS STUDY
- DOUBLE BEDROOMS
- GARDENS TO FRONT AND REAR
- DRIVEWAY AND DETACHED GARAGE
- POPULAR RESIDENTIAL LOCATION





### Entrance Hall

Composite door and frosted side panel leads into entrance hallway with radiator, under-stairs storage area, additional storage cupboard with racks, wooden laminate flooring, ceiling light point, doors into living room, kitchen, dining room, bathroom and study.

### Living Room

UPVC double glazed sliding doors into sun room. Electric fireplace with marble back, hearth and wooden surround. Wooden laminate flooring, ceiling light point and panelled radiator.

### Sun Room

UPVC double aspect windows overlooking the garden area, ceiling light point, wooden laminate flooring, power sockets, electric radiator and uPVC double glazed french style doors to the garden.

### Kitchen/Breakfast Room

Modern kitchen housing a range of shaker style wall, drawer and base units with complimentary work surface over featuring pull out larder cupboards. Integrated appliances to include fridge-freezer, 'Bosch' electric oven, induction hob and modern tilted extractor. 1.5 composite sink unit with shower hose mixer tap. Finished with stone tiled floor, breakfast bar area, ceiling light point, modern radiator, uPVC double glazed window to the rear and newly fitted uPVC double glazed door to the side.

### Dining Room

UPVC double glazed window to the front elevation. Wooden laminate flooring, ceiling light point and panelled radiator.

### Study/Bedroom Four

UPVC double glazed window to the front elevation. Wooden laminate flooring, ceiling light point and panelled radiator.

### Bathroom

Modern three piece suite comprising low-level WC, wash hand basin sat into a vanity unit and corner enclosed dual hose mains shower cubical. Finished with two uPVC double glazed frosted windows to the side elevation, extractor, recessed LED, chrome heated towel rail and tiled floor.

### Landing Area

Carpeted stairs rise to landing area with ceiling light point and doors to three bedrooms.

### Bedroom One

UPVC double glazed window to the front elevation. Built in wardrobe space with clothing rails. Carpet flooring, ceiling light point and panelled radiator.

### Bedroom Two

UPVC double glazed window to the side elevation. Eave storage which is boarded. Carpet flooring, ceiling light point and panelled radiator.

### Bedroom Three

UPVC double glazed window to the rear elevation. Built in wardrobe space with clothing rails. Carpet flooring, ceiling light point and panelled radiator.

### Garage

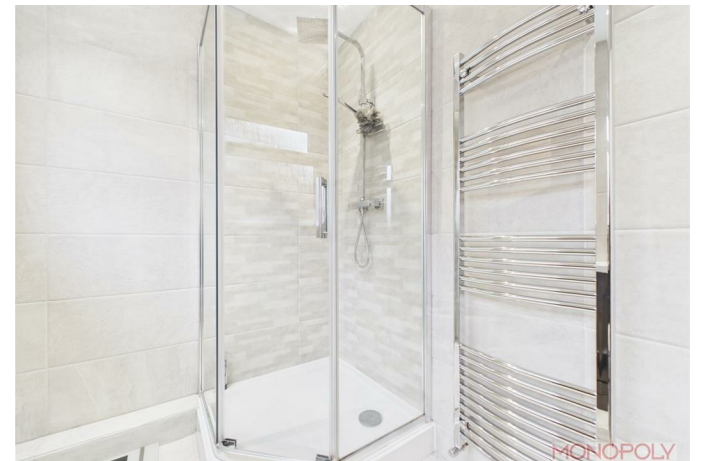
Still under a 10 year structural warranty the composite garage was built just this year with up and over door and additional side access door.

### Outside

To the front, there is a well-maintained lawned garden bordered by mature hedging and fencing, providing an attractive approach to the property. A block-paved driveway runs alongside the home, offering ample off-road parking and leading through double timber gates to the garage and rear garden. The rear garden enjoys a good degree of privacy,









featuring a block-paved patio area, lawned garden, and a further paved seating area, ideal for outdoor dining and relaxation. The borders are planted with established shrubs and mature trees, adding colour and interest throughout the seasons. The garden is enclosed by fencing and hedgerows, offering both privacy and security, and also benefits from an outside tap and external lighting.

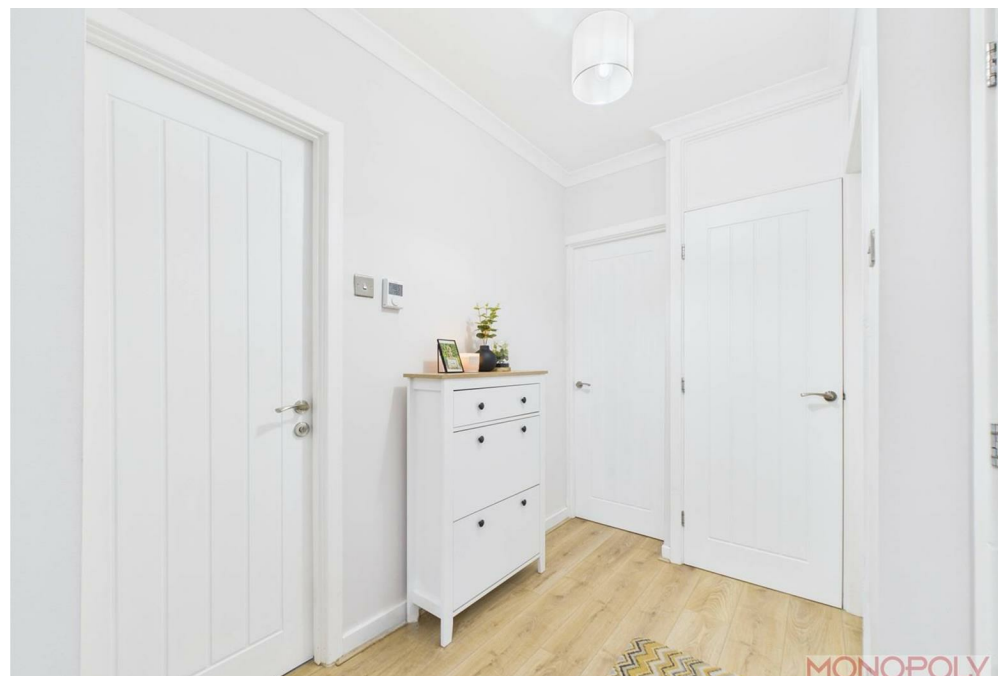
#### **Additional Information**

The property has undergone a scheme of renovation in 2021 including new kitchen, bathroom, plastering, windows, doors, combination boiler, new radiators a partial re-wire and new garage. The loft areas are boarded.

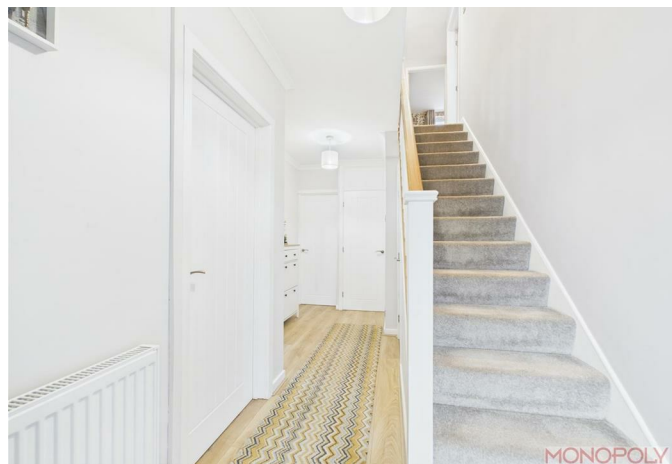
#### **Important Information**

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.







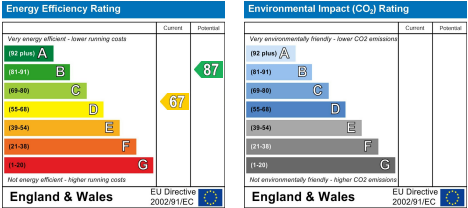








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