



7

Wrexham | LL13 9DQ

£299,950

MONOPOLY
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Situated in the popular residential area of Borras, this three-bedroom detached family home has been well maintained and improved by the same family since it was originally built, offering well-balanced and comfortable accommodation throughout. In brief, the ground floor comprises an entrance porch leading into a spacious living room, a fitted kitchen/dining room, and an additional sitting room, providing flexible and generous living space ideal for family life and entertaining. To the first floor, a landing leads to three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from a driveway providing off-road parking for two vehicles and a pleasant, landscaped rear garden, offering an attractive outdoor space for relaxation.

Gredington Close is a quiet cul-de-sac location within Borras, conveniently positioned close to a wide range of local amenities including shops, schools, eateries and public houses. The area also benefits from excellent transport links, providing easy access to Wrexham, Chester and further afield.

- THREE BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER RESIDENTIAL LOCATION OF BORRAS
- LIVING ROOM AND ADDITIONAL SITTING ROOM
- KITCHEN/DINING ROOM
- GENEROUS SIZED BEDROOMS WITH FITTED WARDROBES
- MODERN BATHROOM
- DRIVEWAY TO THE FRONT
- LANDSCAPED GARDEN TO THE REAR
- CUL-DE-SAC LOCATION



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Entrance Porch

UPVC double glazed entrance door leads into porch with carpet flooring, panelled radiator, ceiling light point and door leading into living room.

Living Room

UPVC double glazed window to the front elevation. Gas fire with surround, carpet flooring, panelled radiator, ceiling light point, two wall lights, stairs rising to first floor with under-stairs storage cupboard, doors off to sitting room and kitchen/dining area.

Sitting Room

UPVC double glazed window to the front elevation. Carpet flooring, panelled radiator and two wall lights.

Kitchen/Dining Room

Open plan kitchen/dining area with the kitchen housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include electric oven, gas hob and extractor. Space for further appliances include washing machine, tumble dryer and under-counter fridge. 1.5 stainless steel sink unit with mixer tap over. Space for dining table, recessed LED lighting, tiled flooring, uPVC double glazed window to the rear and uPVC double glazed French doors to the rear.

Landing Area

UPVC double glazed window to the side elevation. Access to loft, carpet flooring, ceiling light point, doors to bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the rear elevation. Housing a range of fitted wardrobes, carpet flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed window to the front elevation. Housing a range of fitted wardrobes, carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

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

Bathroom

Spacious bathroom with three piece suite comprising low-level WC, pedestal wash hand basin and 'P' shaped panelled bath with dual hose mains shower over. Tiled walls, vinyl flooring, recessed LED lighting, extractor, heated towel rail, cupboard housing hot water cylinder and uPVC double glazed window to the rear elevation.

Outside

To the front is a decorative stone driveway with hedging to the border and an attractive 'Monkey Puzzle' tree. There is access alongside via a gate to the rear. The rear garden is attractively landscaped with block paved patio areas, lawned garden, decking, fencing to the border and established trees and shrubberies. The outside tap is on the side of the property and there is security lighting.

Additional Information

The property has been in the same family since being built and has been maintained and improved during this time including a new bathroom being fitted recently. The boiler has been serviced regularly and is located behind the fireplace in the living room. The sitting room was previously a garage and was converted some years ago.

The owners inform us that there is an alarm at the property that was installed a long time ago but does





still work. There are sensors in the front room and landing and a panic button in the second bedroom.

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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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Prospective
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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