



Denbigh Close, Wrexham LL12 7TW

£315,000

"VIEWING HIGHLY RECOMMENDED"

Located in the desirable Denbigh Close in Borras, Wrexham, this Charming Four-bedroom detached house presents an excellent opportunity for families seeking a comfortable and spacious home. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests.

The well-appointed kitchen is complemented by a convenient downstairs shower room, adding to the practicality of the living space. With four generously sized bedrooms, there is ample room for family members or guests, ensuring everyone has their own private sanctuary.

- FOUR BEDROOM DETACHED HOUSE
- OFF ROAD PARKING
- FAMILY ROOM
- EN SUITE SHOWER ROOM
- UPVC DOUBLE GLAZING
- SOUGHT AFTER LOCATION
- GARDEN TO THE REAR
- DOWNSTAIRS SHOWER ROOM
- GAS CENTRAL HEATING



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a FEATURE composite double glazed front door which leads into the entrance hallway.

ENTRANCE HALLWAY

With laminate flooring, staircase rising off to the first floor accommodation, understairs cupboard, doors off into the lounge and Kitchen.

LOUNGE/ DINING ROOM

UPVC Double glazed window to the front, radiator, wall mounted electric fire, laminate flooring. In the dining area: UPVC Double glazed French Style doors to the rear garden, laminate flooring, radiator, door giving access to the kitchen.

KITCHEN

Comprising a range of wall and base cupboards with complementary worktop surfaces, which incorporate one and half bowl sink unit with mixer tap, plumbing for washing machine, built in four ring gas hob, electric oven/grill with stainless steel canopy extractor hood above, Composite double glazed door to the rear garden.

UTILITY AREA/ROOM

With UPVC Double glazed window to the rear, double panel radiator, wall cupboards, door to the shower room.

DOWNSTAIRS SHOWER ROOM

Comprising of a three-piece white suite with a shower cubicle, dual-flush low-level WC, pedestal wash basin, tiled flooring, partially tiled walls, a chrome ladder style radiator/ towel rail, extractor fan.

FAMILY ROOM/ GYM

Multi use room currently being used as a gym, with laminate flooring, half height tiled walls, radiator, and UPVC Double-glazed French doors opening to the front.

FIRST FLOOR LANDING AREA

With doors leading off to the bedrooms and bathroom.

BEDROOM ONE

With UPVC Double glazed window to the front, single panel radiator, carpeted flooring, door to the en-suite shower room.

EN SUITE SHOWER ROOM

Comprising of a Dual sized shower cubicle, pedestal wash hand basin, low level w.c., UPVC Double glazed frosted window to rear, tiled floor and radiator.

BEDROOM TWO

UPVC Double glazed window to the front with radiator beneath, carpeted flooring.

BEDROOM THREE

With UPVC Double glazed window to the rear with radiator beneath, carpeted flooring.

BEDROOM FOUR

With UPVC Double glazed window to the front with radiator beneath, carpeted flooring.

FAMILY BATHROOM

Comprising of a corner Jacuzzi spa bath, low level W.C, pedestal wash basin. Tiled flooring, part tiled walls, chrome ladder style radiator/ towel rail, and an UPVC Double glazed and frosted window to the rear.

OUTSIDE TO THE FRONT

To the front there is a brick block paved driveway with off road parking for two vehicles. Gated access to the left hand side to the rear garden.

OUTSIDE TO THE REAR

The rear garden is largely laid to lawn with a decked patio area, garden timber shed, and is made private with panel enclosed fencing.



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.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

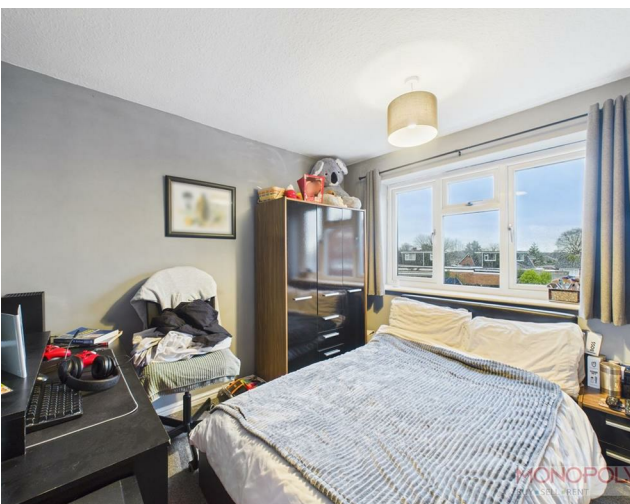
Please remember that you should not borrow more than you can safely afford.

Your home maybe reposessed if you do not keep up repayments on your mortgage

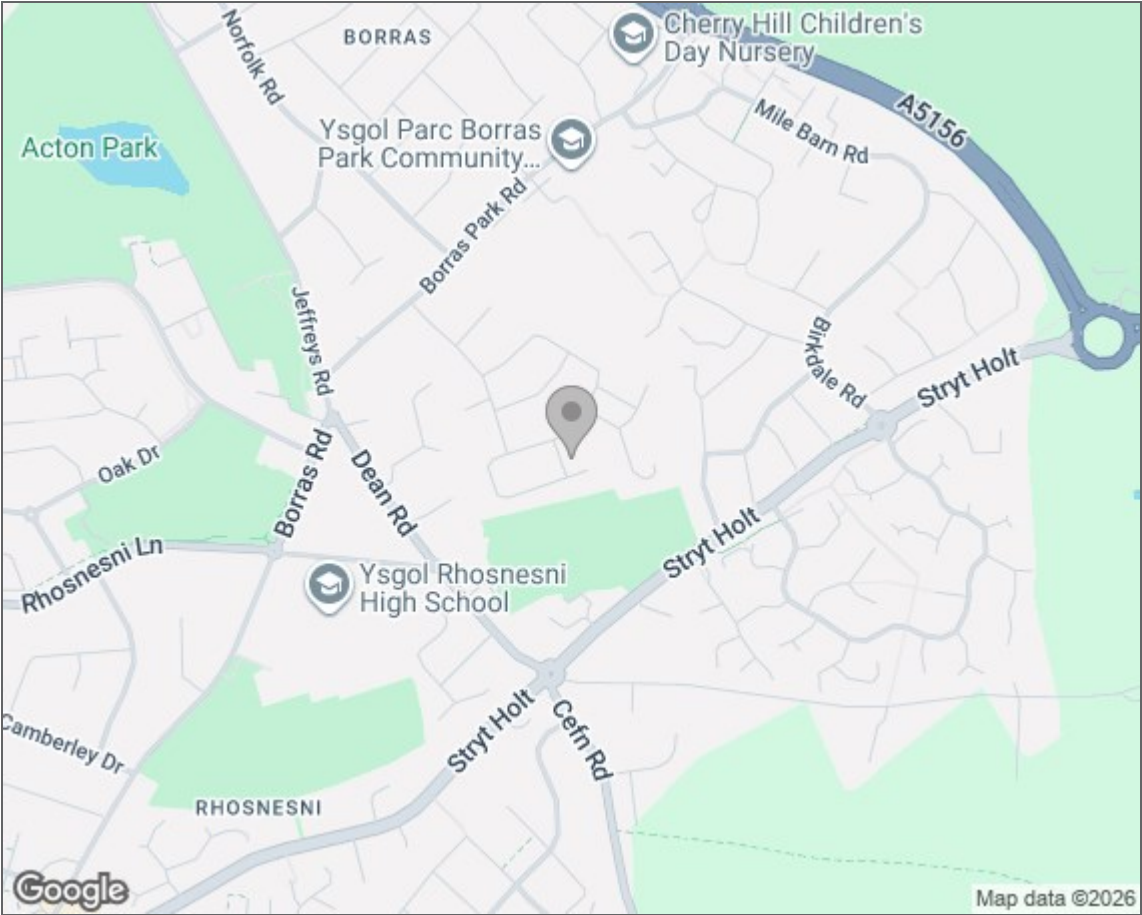
ADDITIONAL INFORMATION











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) 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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