



19

Wrexham | | LL13 9GR

£265,000

MONOPOLY[®]

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Situated within a quiet cul-de-sac on the highly sought-after Fairways development in Borras, this beautifully presented three bedroom semi-detached home is offered for sale with the added benefit of no onward chain. The property has undergone a scheme of modernisation in recent years, including new windows and doors, a contemporary kitchen and upgraded shower rooms, creating a stylish and ready-to-move-into home. In brief, the accommodation comprises an entrance hallway, downstairs WC, spacious living room and an open plan kitchen/dining area, flowing seamlessly into a pleasant garden room, providing additional versatile living space ideal for relaxing or entertaining. To the first floor, the landing leads to two double bedrooms, with the principal benefiting from en-suite facilities, a third bedroom and a recently updated modern shower room. Externally, to the front there is a lawned garden alongside a tarmac driveway providing off-road parking. The rear garden has been designed with ease of maintenance in mind, predominantly laid with Indian sandstone paving, complemented by planted borders with a variety of trees and shrubs, creating an attractive outdoor space.

Gleneagles forms part of the ever-popular Fairways development in Borras, a highly regarded residential area due to its convenient access to a range of amenities including shops, well-regarded schools and leisure facilities. The property is also ideally positioned for commuters, with excellent transport links via the A483 providing easy access to Wrexham, Chester and the wider North West.

- THREE BEDROOM SEMI-DETACHED HOME WITH NO ONWARD CHAIN
- ENTRANCE HALLWAY AND DOWNSTAIRS WC
- SPACIOUS LIVING ROOM
- NEWLY FITTED KITCHEN WITH OPEN PLAN DINING AREA
- GARDEN ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- NEWLY FITTED SHOWER ROOM
- LANDSCAPED GARDENS TO FRONT AND REAR
- DRIVEWAY
- SOUGHT AFTER CUL-DE-SAC LOCATION IN THE FAIRWAYS



Entrance Hallway

Newly fitted composite door leads into entrance hallway with panelled radiator, wooden laminate flooring, ceiling light point, door to downstairs WC, door to living room and stairs rising to first floor.

Downstairs WC

Two piece suite comprising low-level WC and wash hand basin. Wooden laminate flooring, uPVC double glazed frosted window to the front, ceiling light point and radiator.

Living Room

UPVC double glazed window to the front with blinds. Gas fireplace with marble back and hearth with solid oak surround. Ceiling light point, panelled radiator and wooden laminate radiator.

Kitchen/Dining Room

Newly fitted kitchen housing a range of wall, drawer and base units with solid oak work surface over. Integrated appliances to include electric oven, gas hob and modern tilted extractor fan above. Belfast sink with mixer tap over. Space and plumbing for both a washing machine and dishwasher. Space for fridge freezer and uPVC double glazed window to the rear. Opening into the dining area where there is an under-stairs storage area. The space is finished with a panelled radiator, tiled flooring and recessed LED lighting throughout. Opening into the garden room.

Garden Room

Part brick built with dual aspect view of the garden and plastered ceiling. Tiled flooring, power, recessed LED lighting and uPVC double glazed French doors to garden area.

Landing Area

Wooden flooring, access to loft, ceiling light point,

airing cupboard housing hot water cylinder, access to three bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the front. Carpeted flooring, ceiling light point, panelled radiator and door into en-suite shower room.

En-suite

Three piece suite comprising low-level WC, wash hand basin and shower. Chrome heated towel rail, tiled floor, tiled walls, ceiling light point, extractor and uPVC double glazed window to the side.

Bedroom Two

UPVC double glazed window to the rear. Carpeted flooring, ceiling light point and radiator.

Bedroom Three

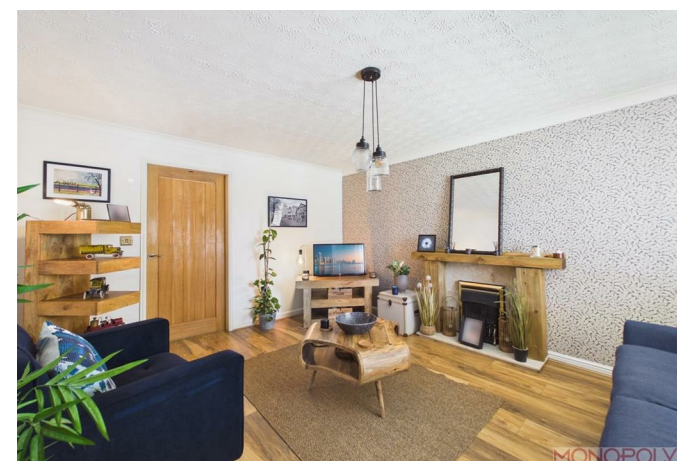
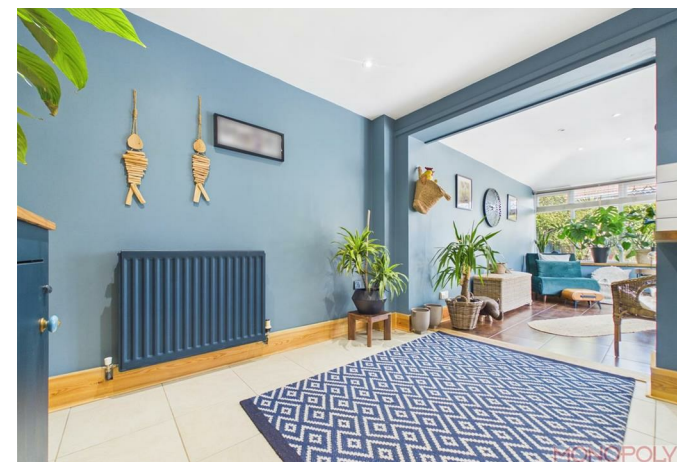
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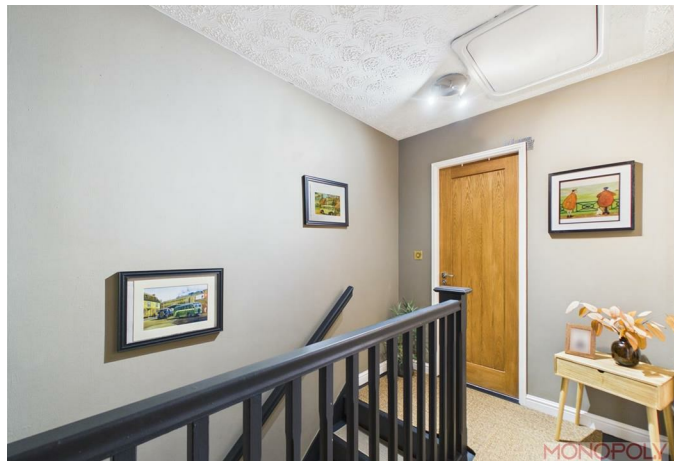
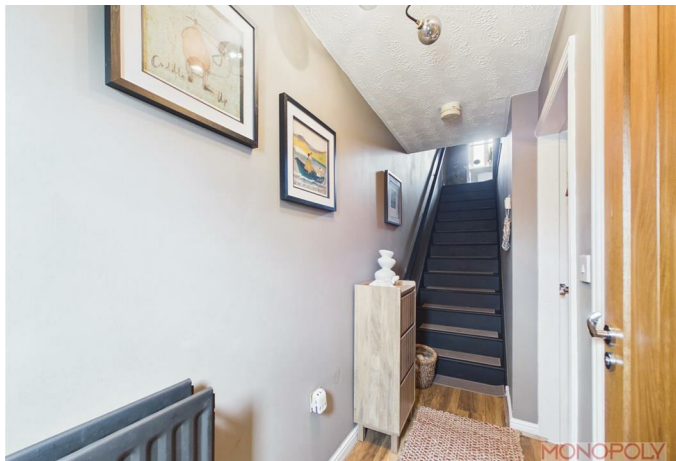
Bathroom

Newly fitted bathroom comprising low-level WC, wash hand basin with vanity storage under and walk in double shower cubical with electric shower. Chrome heated towel rail, fully tiled walls and floors, recessed LED lighting, extractor and uPVC double glazed window to the rear.

Outside

To the front there is a lawned garden area with shrubs, decorative slate chippings and pathway to the front. There is a tarmac driveway running alongside the property with space for two-three vehicles. There is a timber gate that leads to the rear garden area which has been landscaped for ease of maintenance with Indian sandstone paving and decorative chippings to the borders along with established bamboo to the rear fence for added





privacy and two types of established palm trees. There is a timber shed with electric also.

Additional Information

The present owners have maintained and improved the home to include all new windows, new kitchen, bathroom, en-suite, conservatory roof, landscaped the gardens and changed the internal doors to oak. The boiler has been serviced regularly.

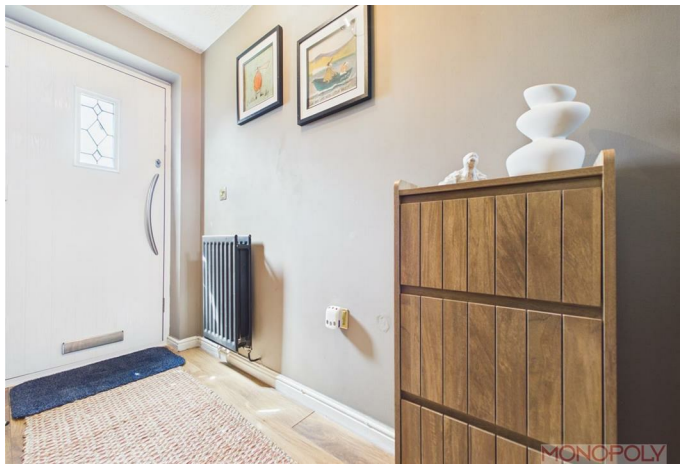
Important Information

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.

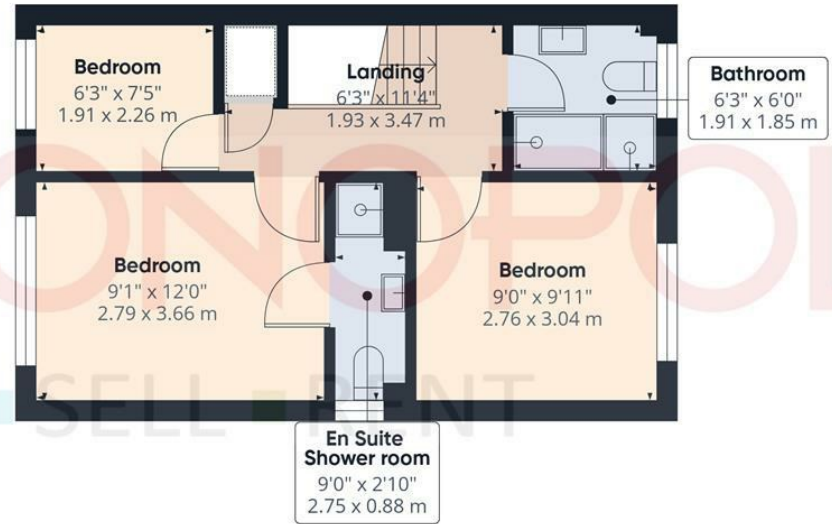








Ground Floor



Floor 1



Approximate total area⁽¹⁾
862 ft²
80.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
 (92-101) A (81-91) B (69-80) C (55-65) D (45-54) E (31-44) F (1-20) G			 (10-19) A (10-19) B (10-19) C (10-19) D (10-19) E (10-19) F (10-19) G		
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC			Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC		







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