



## Jeffreys Road, Wrexham LL12 7PG

### Offers In The Region Of £399,950

A fantastic 4 bedroom detached bungalow situated in a desirable residential location on the outskirts of Wrexham city centre. This superb property offers spacious and versatile living accommodation throughout and really must be viewed to be fully appreciated, offering a spacious lounge and dining room, conservatory, ample off road parking and a double garage. The Borrass area of Wrexham benefits from a wealth of local amenities including shops, schools and has excellent access to major road routes for commuting. In brief the property comprises of; hallway, lounge, dining room, conservatory, 4 bedrooms, en-suite and family bathroom.

- FOUR BEDROOM DETACHED BUNGALOW
- CONSERVATORY
- DOUBLE GARAGE
- SPACIOUS DRIVEWAY
- CLOSE TO AMENITIES
- SPACIOUS LOUNGE AND DINING ROOM
- KITCHEN/BREAKFAST/UTILITY
- REAR GARDEN AREA
- POPULAR LOCATION
- NO ONWARD CHAIN



## Entrance Hall

UPVC double glazed frosted door leading into entrance hallway with a built in cupboard with cloak rail, two ceiling light points, two panelled radiators, coved ceiling and doors off to all rooms.

## Kitchen/Breakfast/Utility

A light and airy room with uPVC double glazed sliding doors overlooking the garden area. UPVC double glazed frosted door to the side of the property. Housing a range of wall, drawer and base units with work surface over. Space for range cooker. Fitted appliances to include dishwasher and extractor fan. Space for fridge freezer, washing machine and breakfast table. 1 1/2 stainless steel sink unit. Wall mounted 'Worcester' gas combination boiler fitted two years ago. Cupboard housing water cylinder. Vinyl flooring and tiled walls, two ceiling light points plus additional ceiling fan.

## Lounge

With a bay style uPVC double glazed window to the front elevation along with uPVC sliding doors leading into conservatory and single glazed wooden framed doors leading into dining room. Gas fire with marble surround, two ceiling light points, carpet flooring and panelled radiator.

## Dining Room

UPVC double glazed sliding doors onto garden area. Carpet flooring, ceiling light point, panelled radiator and doors into lounge.

## Conservatory

UPVC double glazed windows and ceiling with fitted blinds. Tiled flooring, cupboard housing meters, power sockets and ceiling fan/light. Doors leading onto garden area

## Bedroom One

UPVC double glazed window to the front elevation, built in wardrobe with rail, ceiling light point, carpet flooring and door into en-suite.

## En-suite

Three piece suite comprising low level WC, pedestal wash hand basin with vanity storage under and double walk in mains shower with glass door. Tiled floor and walls, heated towel rail, ceiling light point and fitted mirror. UPVC double glazed frosted window to the side elevation with roller blind.

## Bedroom Two

UPVC double glazed window to the side elevation. Two built in wardrobes with rail and shelving, carpet flooring, ceiling light point and panelled radiator.

## Bedroom Three

UPVC double glazed window to the side elevation, built in wardrobe with shelving, carpet flooring, ceiling light point and panelled radiator.

## Bedroom Four

UPVC double glazed window to the side elevation, carpet flooring, panelled radiator, ceiling light point and cupboard housing meters.

## Bathroom

Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC. Heated towel rail, tiled walls, laminate flooring, ceiling light point and frosted uPVC double glazed window to the side elevation.

## Garage

Double garage with electric door, power sockets, lighting and units. UPVC door to the garden area along with window to the side and two single glazed wooden windows to the rear.

## Outside

One of the key features of the bungalow is the spacious patterned concrete driveway which wraps around the front and side of the property, allowing parking for multiple vehicles. To the front there are wrought iron gates upon entrance, brick wall and





hedging to the boundary. There are various trees and shrubberies to the border along with gravelled areas. There is a brick built wall with a uPVC door allowing access to the rear where you will find a most pleasant garden area mainly laid to lawn with patio areas. The garden achieves sun throughout the day and offers an excellent degree of privacy. To the boundary there is fencing and hedging along with a continuation of shrubberies and trees. There are outside lights and an external tap also.

### Additional Information

The boiler was fitted new 2 years ago. The property offers no chain.

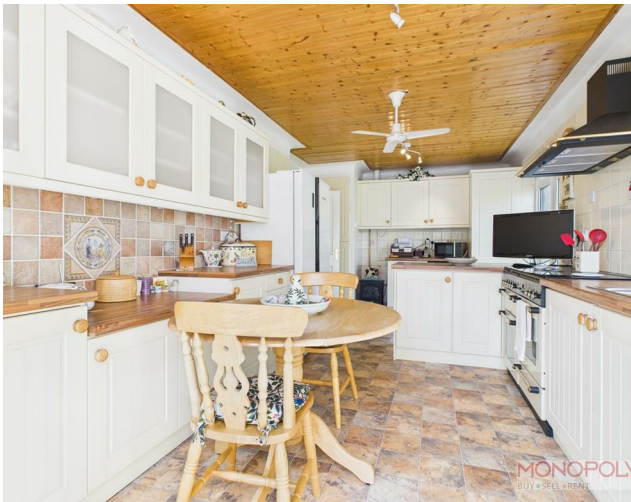
### Important Information

**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.



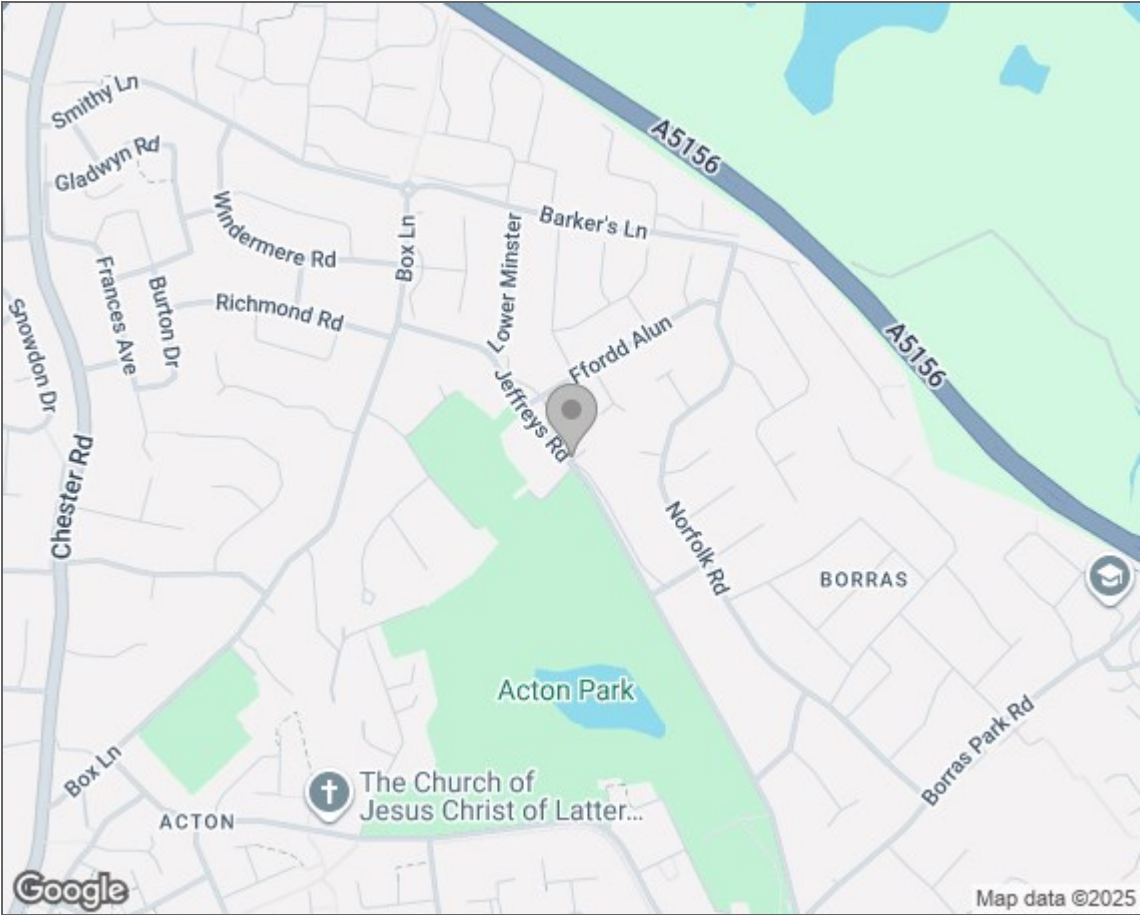












Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
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