



47

Wrexham | | LL13 9PZ

£380,000

MONOPOLY[®]

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Wrexham | | LLI 3 9PZ

Situated within a cul-de-sac in the sought-after residential area of Borras is this extended three double bedroom detached bungalow, presented in excellent condition throughout. The property has been thoughtfully adapted for wheelchair users, offering accessible living without compromising on space or comfort. In brief, the accommodation comprises a spacious entrance hallway, generous living room, kitchen/dining room, three double bedrooms, a wet-room style shower room and a substantial adapted bathroom featuring a rise-and-fall bath and wash hand basin. The versatile layout makes the property suitable for a range of purchasers, including families, downsizers and those seeking accessible accommodation. Externally, there is a driveway to the front and side providing ample off-road parking and leading to a garage. The property benefits from wrap-around access and a beautifully maintained rear garden, landscaped to include a paved patio area, lawned garden and a brick-built BBQ, creating an ideal space for outdoor entertaining and relaxation. The Links is a popular cul-de-sac location within Borras, offering a wealth of amenities within walking distance including shops, schools, eateries and everyday conveniences. Wrexham City Centre is just a short drive away, providing a wider range of retail and leisure facilities, whilst the nearby A483 offers excellent transport links to Chester, Oswestry and further afield, making the location ideal for commuters.

- THREE DOUBLE BEDROOM DETACHED BUNGALOW
- EXTENDED HOME
- DESIGNED WITH WHEELCHAIR USERS IN MIND
- ENTRANCE HALLWAY
- LIVING ROOM
- KITCHEN/DINING AREA
- ADAPTABLE SHOWER ROOM AND BATHROOM
- GARAGE AND DRIVEWAY
- LANDSCAPED GARDEN
- CUL-DE-SAC LOCATION IN BORRAS



Entrance Hallway

Sheltered porch on the side of the property and uPVC double glazed door leads into entrance hallway which has been widened by the owners to allow full wheelchair access. Carpeted flooring, two radiators, recessed LED lighting, access to partly boarded loft with ladder for access, airing cupboard with shelving and doors to all rooms.

Living Room

UPVC double glazed box window to the front elevation. Electric fireplace with surround, wooden laminate flooring, ceiling light point and radiator.

Kitchen/Dining

Housing a range of newly fitted wall, drawer and base units with complimentary work surface over incorporating a 1.5 stainless steel sink unit with mixer tap over. Integrated appliances include eye-level electric oven, electric hob and extractor. Space for multiple further appliances including fridge freezer, dishwasher, washing machine and tumble dryer. Breakfast bar area. Recessed LED lighting, under cabinet lighting, tiled flooring, wall mounted combination boiler, uPVC double glazed windows to the front and side elevation along with a composite door to the side/rear.

Bedroom One

UPVC double glazed window to the rear. Carpeted flooring, ceiling light point, panelled radiator and access to additional loft space.

Bedroom Two

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

Bedroom Three

UPVC double glazed window to the side elevation.

Wooden laminate flooring, ceiling light point and radiator.

Bathroom

Three piece suite adapted with assisted mobility in mind comprising a wash and dry WC, remote controlled rise and fall bath with seat and separate shower head and a rise and fall pedestal wash hand basin. Chrome heated towel rail, non-slip flooring, recessed LED lighting, assistance hand rails, extractor fan and uPVC double glazed frosted window to the side elevation.

Shower Room

Spacious three piece suite shower room comprising a wash and dry WC, electric shower and pedestal wash hand basin. Recessed LED lighting, chrome heated towel rail, extractor, tiled walls, fitted light with shave point and uPVC double glazed frosted window to the side elevation.

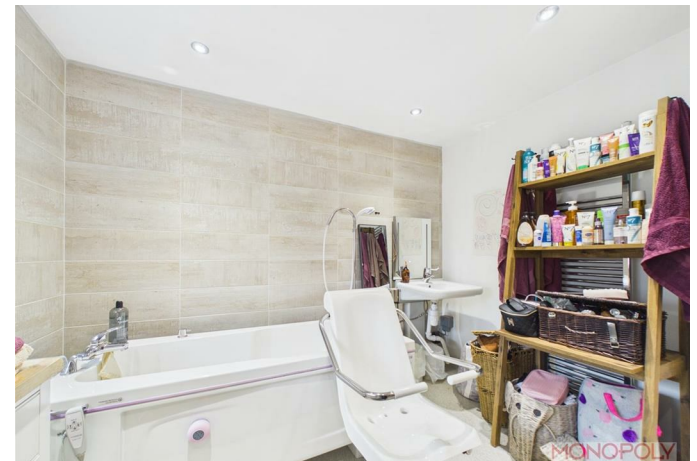
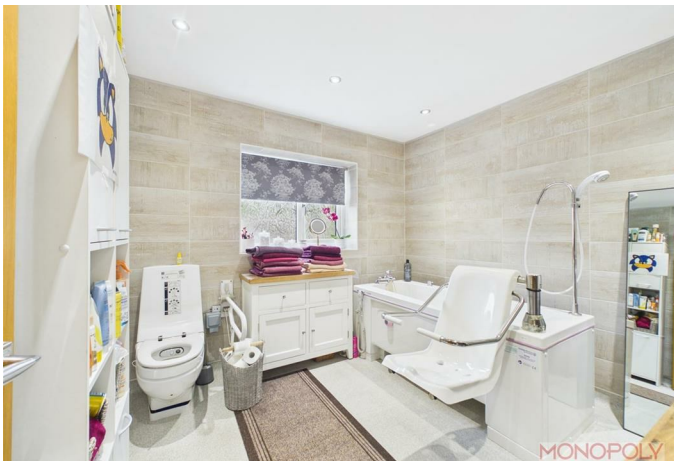
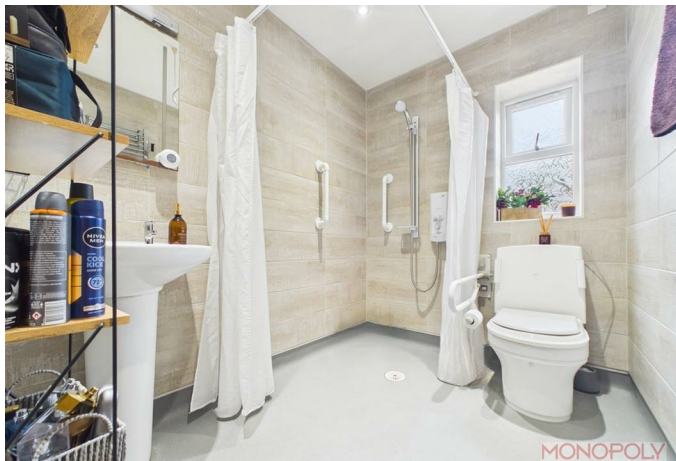
Garage

Up and over door with power, lighting, bevelled window and additional side access door.

Outside

The property is set at the end of a cul-de-sac with access all around. To the front there is a block paved and concrete driveway which runs alongside the home to the garage. The are timber gates either side providing access to the rear. The rear garden has been thoughtfully landscaped and includes a wheelchair access area to the left hand side with ramp providing access. There is a paved pathway and patio, lawned garden area, decorative stone to the borders and a brick built BBQ area. To the boundaries are fence panels and hedging. Additionally there is lighting, power sockets and an outside tap.





Additional Information

The bungalow is accessible and designed with wheelchair users in mind including the shower room and bathroom. The property has undergone some renovation work since 2016 including a full re-wire, extensions added to the bungalow, garden landscaped, boiler replaced in 2016 and has been serviced every year, the windows and doors were also replaced. The loft space is accessible with a pull-down ladder.

Important Information

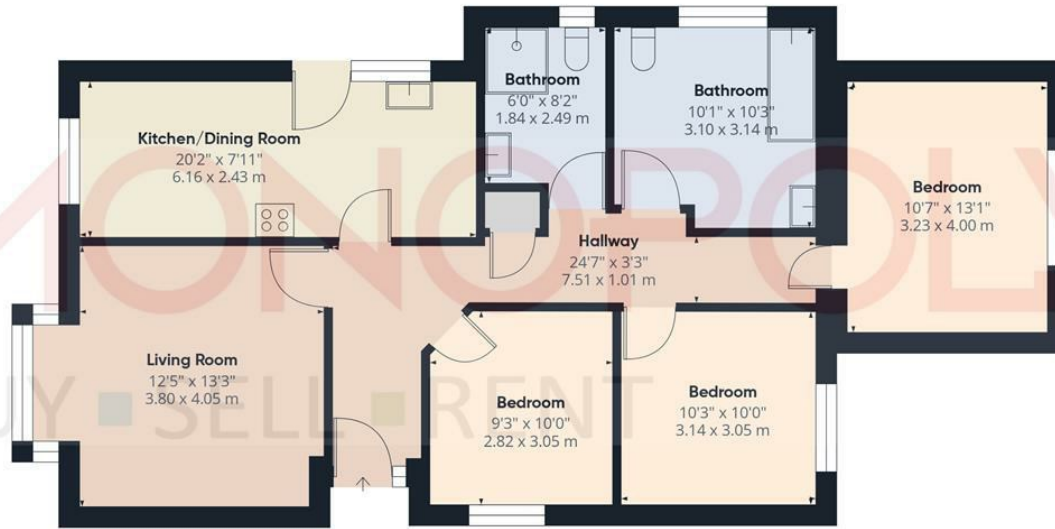
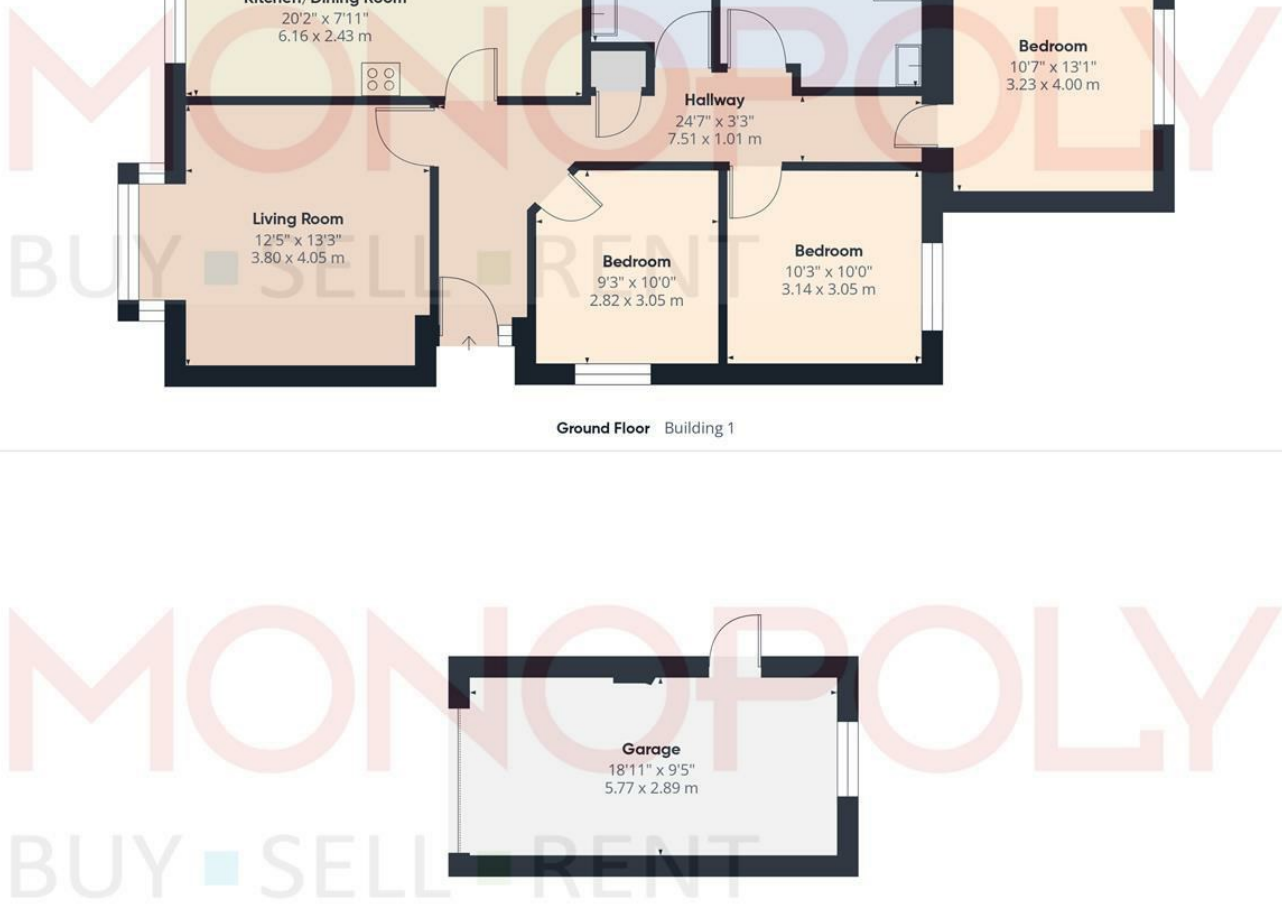
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1144 ft²
106.3 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.

GIRAFFE360

MONEY LAUNDERING REGULATIONS 2003

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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																												
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