



12

Wrexham | LL13 9SZ

£350,000

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A well presented 3 bedroom detached bungalow situated within a desirable residential location in the Borras area of Wrexham. This excellent property offers a spacious lounge/dining room, 3 bedrooms, a good size rear garden and ample off road parking to the front. Bieston close is situated within a cul-de-sac and has the reputation of being one of the more desirable addresses in Wrexham. Located close to Wrexham town centre there are an array of local amenities close to hand including the popular barkers lane primary school which is a short walk away and also having excellent access to the A483 for commuting. In brief the property comprises of; hallway, lounge/dining room, kitchen, utility room, 3 bedrooms, bathroom and separate cloakroom.

- A well presented 3 bedroom detached bungalow
- Spacious lounge/dining room
- 4 Piece bathroom suite and separate w.c
- Good size rear garden
- Extensive driveway for ample off road parking
- Single garage with electric door
- NO CHAIN
- VIEWING HIGHLY RECOMMENDED



Hallway

With carpeted flooring, cupboard housing the hot water tank, access to the loft space.

Lounge/Dining Room

A spacious, well presented lounge with a double glazed window to the front, carpeted flooring, central fireplace with inset electric fire. An archway opens up into the dining room with continuation of the carpeted flooring, double glazed french doors off to the rear garden.

Kitchen

Fitted with a range of matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, 4 ring gas hob with stainless steel extractor fan over, built in electric oven and grill, integrated refrigerator, part tiled walls, wood effect tiled flooring, double glazed window to the rear.

Utility Room

With wood effect tiled flooring, work surface, wall and base units, plumbing for a washing machine, space for a dryer, part tiled walls, wall mounted 'Worcester' gas boiler, door off to the rear garden.

Bedroom 1

With a double glazed window to the front, carpeted flooring.

Bedroom 2

With a double glazed window to the front, carpeted flooring, fitted wardrobes and high level units.

Bedroom 3

With a double glazed window to the rear, carpeted flooring.

Bathroom

Fitted with a 4 piece suite comprising of a low level

w.c, wash hand basin bath with vanity unit under, corner bath with wall mounted shower head, separate shower cubicle with fitted seats, fully tiled walls, double glazed window, carpeted flooring.

Separate W.C

Fitted with a low level w.c, wash hand basin with vanity unit under, fully tiled walls, tiled flooring, double glazed window

Rear Garden

To the rear is a good size garden with a paved and gravelled area and steps up to a tiered lawn. To the very top of the lawn garden there are fantastic far reaching views towards Cheshire. There is gated access to the side of the property. There is also a corner cummerhouse.

Additional Information

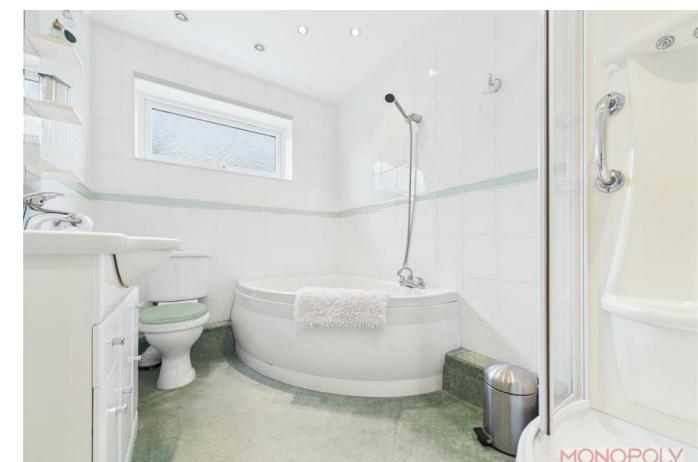
MONEY LAUNDERING REGULATIONS 2003

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	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	EU Directive 2002/91/EC

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