



7

Wrexham | | LL12 7UB

£250,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT

MONOPOLY<sup>®</sup>  
BUY ■ SELL ■ RENT

7

Wrexham | | LL12 7UB

Situated in the highly sought-after residential area of Borras is this spacious three bedroom semi-detached bungalow, offering generous and versatile accommodation throughout. In brief, the property comprises an entrance hallway, spacious living room, separate dining room, kitchen, utility room, conservatory, bathroom, separate WC and three well-proportioned bedrooms, making it ideal for a range of purchasers including families and those seeking single-storey living. Externally, the property enjoys well-established gardens to both the front and rear. To the front there is a lawned garden enhanced by mature trees and planting, alongside a driveway providing ample off-road parking. The driveway continues alongside the property to a detached double garage. The rear garden is a particular feature, offering a paved patio area, lawned sections and an abundance of established hedging, shrubs and trees, creating a private and attractive outdoor space. Townsend Avenue is ideally situated in the heart of Borras, one of Wrexham's most desirable residential areas. A wealth of amenities are within walking distance, including shops, schools, medical centres and eateries. Acton Park is also nearby, offering scenic walks, open green spaces and recreational facilities. The property further benefits from excellent transport links, with the A483 providing convenient access to Wrexham, Chester, Oswestry and the wider North West, making it an ideal location for commuters.

- SPACIOUS THREE BEDROOM SEMI-DETACHED BUNGALOW
- NO ONWARD CHAIN
- DETACHED DOUBLE GARAGE
- ENTRANCE HALLWAY WITH STORAGE
- KITCHEN WITH SEPARATE DINING ROOM AND UTILITY AREA
- SPACIOUS LIVING ROOM
- CONSERVATORY
- GARDENS TO FRONT AND REAR
- DRIVEWAY
- SOUGHT AFTER RESIDENTIAL LOCATION OF BORRAS



### Entrance Hallway

UPVC double glazed door leads into entrance hallway with a cloaks storage cupboard, cupboard with shelving, access to loft, carpeted flooring, radiator, two ceiling light points and doors to reception rooms, bathroom and bedrooms.

### Kitchen

Housing a range of wall, drawer and base units with work surface over. Space for kitchen appliances including cooker and washing machine. 1.5 Composite sink unit with mixer tap over. Tiled flooring, ceiling light point, radiator, extractor, uPVC double glazed window to the rear, wooden glazed door to dining area and door to rear porch/utility.

### Dining Room

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

### Living Room

Sliding doors into conservatory. Gas fireplace set in a stone surround, carpeted flooring, ceiling light point and radiator.

### Rear Porch

Window to rear, space for white goods, doors into conservatory and kitchen.

### Conservatory

UPVC double glazed French doors to garden area, wooden laminate flooring and ceiling light point.

### Bedroom One

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

### Bedroom Two

UPVC double glazed window to the front. Carpet flooring, ceiling light point and panelled radiator.

### Bedroom Three

UPVC double glazed window to the front. Carpet flooring, ceiling light point and panelled radiator.

### Bathroom

Two piece suite comprising a panelled bath with shower over and wash hand basin set on a vanity unit. Radiator, ceiling light point, wall heater, shave point, tiled walls and uPVC double glazed frosted window to the side.

### Separate WC

Low-level WC, wooden laminate flooring, ceiling light point and uPVC double glazed frosted window side.

### Double Garage

Detached from the bungalow is this detached double garage with two up and over doors, access inside between both garages, power and lighting.

### Outside

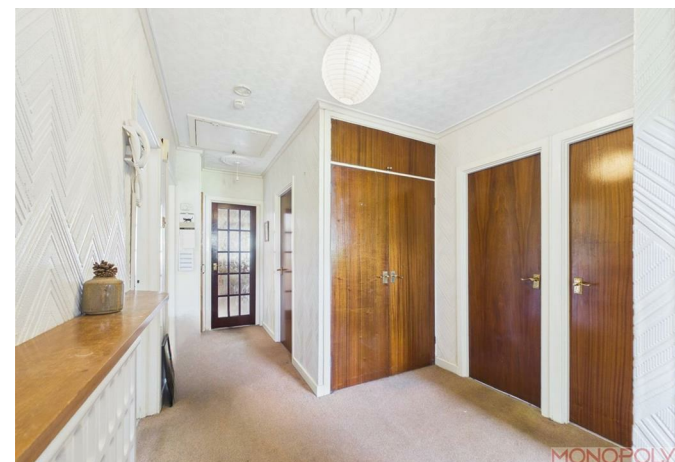
Set on a generous plot, to the front there is a lawned garden area with established shrubberies and trees. The gated driveway runs alongside the property to the rear providing space for multiple vehicles. The rear garden has a paved patio area, lawned garden and further established trees and shrubberies. Additionally there is an outside tap and lighting.

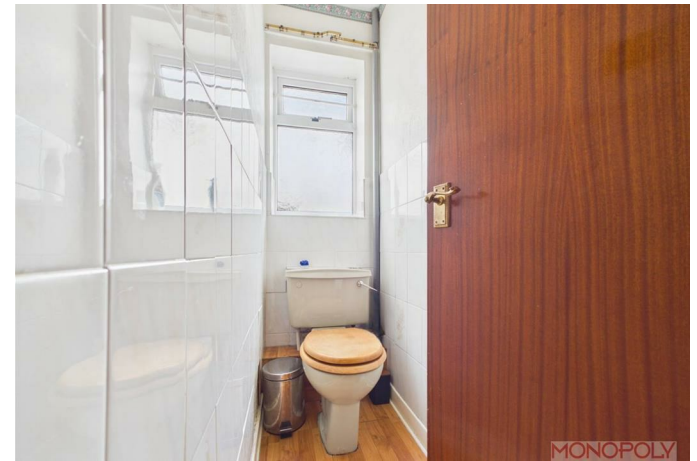
### Important Information

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

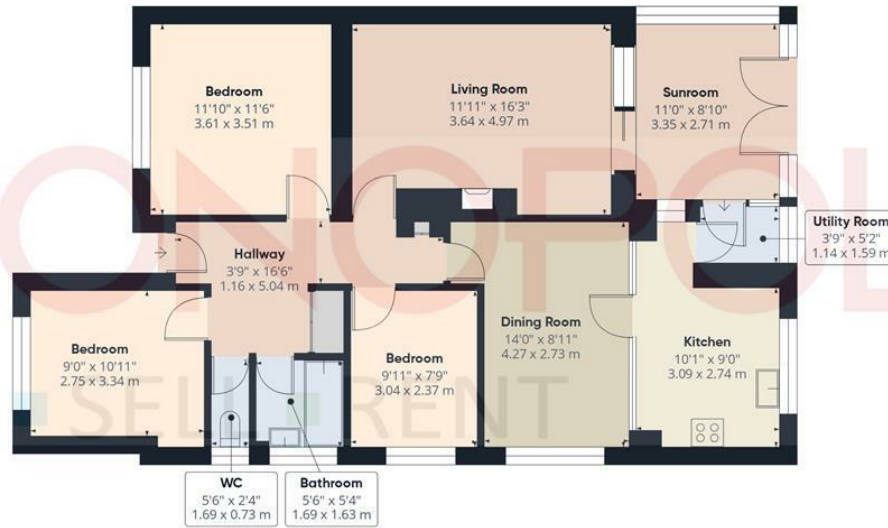




that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification 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.



MONEY ONLY  
BUY SELL RENT



Ground Floor Building 1

Approximate total area<sup>(1)</sup>

1331 ft<sup>2</sup>  
123.8 m<sup>2</sup>

MONEY ONLY  
BUY SELL RENT



Ground Floor Building 2

(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**

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Current	Future
Very energy efficient - lower running costs	(92-100) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Future
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-100) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

**MONOPOLY**  
BUY ■ SELL ■ RENT

**MONOPOLY**  
BUY ■ SELL ■ RENT