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Ffordd Cynan, Borras, Wrexham

Offers Over: £290,000

**Beresford
Adams**





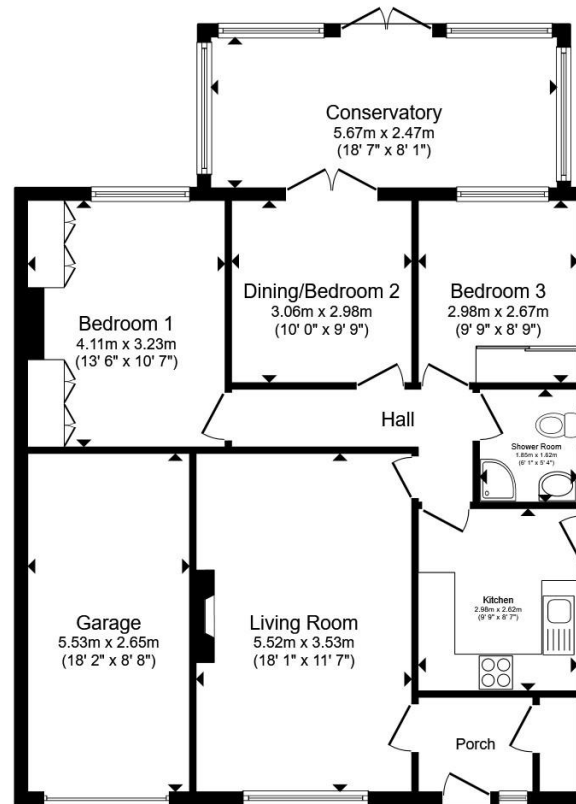


Beresford Adams are excited to offer an opportunity to purchase this desirable 3 bedroom detached bungalow set on an extensive corner plot this spacious & well-presented detached bungalow is being sold with NO ONWARD CHAIN this is one not be missed!!

In brief the property comprises of entrance hallway benefitting from cloak storage, spacious living room with bay window and gas fireplace, leading on from the inner hallway is access to the kitchen including floor & wall based cupboards and side door access to the garden; family shower room with walk in shower, basin & wc; 3 bedrooms - the master bedroom includes built in wardrobes, bedroom 2 is currently used as a dining room which leads to a conservatory, bedroom 3 includes built in wardrobes.

Externally to the front the property includes a large driveway with off road parking for 3 cars and integral single garage and being set on a corner plot large side gardens with potential for additional parking or extending and to the rear the property enjoys a private garden that includes a patio and lawned area.





Total floor area 102.1 m² (1,099 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **C**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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