



Offers in the region of £235,000

 3 Bedrooms  1 Bathroom

16 Juniper Close Borras,
Wrexham LL12 7SN

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General Remarks

This semi-detached dormer style property is immaculately presented in a contemporary style and is literally ready to walk into. The well appointed accommodation comprises an entrance hall; third bedroom or separate dining room; lounge with living flame gas fire and wide french windows to the rear garden; breakfast kitchen with painted duck egg blue shaded units incorporating an integrated fridge, freezer, "Bosch" electric oven and inset five-burner gas hob. Upstairs a central landing leads to two bedrooms and a refitted white bathroom with over-bath shower. The house is centrally heated from a "Worcester" gas combi boiler and PVCu double glazing with matching fascias and soffits are fitted throughout. Outside a double width tarmac drive providing parking for several cars leads to an integral garage. The remaining front garden is slate covered with inset planting. A gated side path leads to the rear which is not directly overlooked and has a lawn and split-level decking. **VIEWING RECOMMENDED.** EPC Rating - 62|D.



Location: The property is situated in a cul-de-sac within the popular established residential area of Borras Park just off the Llanypwll link road. Wrexham Golf Club and Acton Park are close by. Borras Primary School, Doctor's Surgery and the neighbourhood shopping parade on Borras Park Road are only 400 yards walk. The city centre just over a mile away and Gresford roundabout is only half a mile, from where the A483 leads to Chester (10 miles) and the motorway network.

Constructed of brick-faced external cavity walls beneath a tiled roof interrupted by a dormer window to the front elevation.

Accommodation

On The Ground Floor:

Entrance Hall: Approached through a part double glazed PVCu framed door with obscure double glazed side reveal. Radiator. Smoke alarm. Single power point. Understairs storage cupboard with cloaks hooks.

Dining Room/Bedroom 3: 10' 4" x 10' 1" (3.15m x 3.07m) Coved ceiling. Radiator. Double power point. Vinyl flooring.

Lounge: 14' 7" x 13' 3" (4.44m x 4.04m) Wide PVCu framed double glazed French windows with Georgian bar and matching side reveals to the rear. Open living flame coal-effect gas fire to a marbled and painted fireplace surround. Coved ceiling. Television aerial point. One single and one double power points. Pendant light point and two wall-lights on dimmer control. Central heating thermostat.

Breakfast Kitchen: 11' 0" x 10' 7" (3.35m x 3.22m) Fitted painted duck egg blue shaded units including a single drainer stainless steel sink unit inset into a range of five-doored base cabinets with extended work surfaces, beneath which there is plumbing for a washing machine, dishwasher and built-under "Bosch" electric oven. Adjoining tall unit with an integrated fridge and freezer. Inset five-burner "Fagor" gas hob with an integrated extractor hood above set between a total of five-doored suspended wall cabinets. Ceramic tiled splash-back. Ceramic tiled floor. Part double glazed PVCu framed external door. Radiator. Built-in PANTRY. Electric cooker point and two double power points exposed with concealed spurs for appliances. Inset lighting to plain plastered coved ceiling.

On The First Floor:

Landing: Built-in cupboard with fitted shelving. Loft access-point.

Bedroom 1: 16' 6" x 13' 4" (5.03m x 4.06m) including a built-in deep wardrobe with dormer loft access behind. Radiator. Three double power points.

Bedroom 2: 10' 5" x 8' 5" (3.17m x 2.56m) Radiator. Double power point. Light dimmer switch. Dormer loft access-point.

Bathroom: 8' 3" x 5' 8" (2.51m x 1.73m) Refitted with a three piece white suite comprising a p-shaped bath with wall mounted monobloc mixer tap attachment above, shower screen and mains thermostatic shower fitting.





Bathroom Continued:

Close coupled dual flush w.c. and pedestal wash hand basin with monobloc mixer tap. Chrome ladder radiator. Full tiling to the shower area with half tiling to the residue. Ceramic tiled floor.

Outside: A double width tarmac drive with paver edging provides Parking for several vehicles and gives access to the Integral Garage 16' x 8' (4.87m x 2.43m) fitted with a metal up and over door, electric light and power points and wall mounted "Worcester" combination gas-fired boiler.

Part sealed unit double glazed PVCu side door. The remainder of the frontage is slate covered with inset shrubbery planting including a mature yucca tree. A gated side access leads to the rear which is not directly overlooked. It includes a split-level decked Seating Area and lawn with shrubbery borders. Outside tap and lighting.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester" combination gas-fired boiler situated in the Garage.

Tenure: Freehold. Vacant Possession on Completion.

Note: Certain fitted floor and window coverings are available by negotiation.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "D".

Directions: For satellite navigation purposes use the post code LL12 7SN. From the city centre proceed on the Chester Road continuing through Acton and Garden Village until reaching the Smithy Garage on the left, at which point turn right onto Smithy Lane. Continue to the next roundabout at which proceed straight across onto Barkers Lane. Continue past the School and at the brow of the hill turn right onto Norfolk Road. Continue for about 250 yards until taking the third turning left into Juniper Close, when the property will be observed towards the head of the cul-de-sac on the right.



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