

5 Coed Derw, Borrass



Prices from: **£240,000**

- Brand new detached house
- Within sought after area
- Currently under construction
- By quality local builders
- Hallway, cloaks/w.c
- Lounge
- Kitchen/dining room
- Utility room
- Three bedrooms (1 en-suite)
- Family bathroom
- Private driveway
- Gardens to front and rear
- Excellent levels of efficiency
- New 10 Year NHBC Warranty

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Coed Derw, Borrás, LL12 7TF

Coed Derw is a small new development of just 8 freehold detached family homes within the sought after area of Borrás currently under construction by quality local developers Nunndale Limited. The location offers an excellent range of facilities and amenities as well as good road links to Chester, Shropshire and the North West. The development will comprise 5 four bedroom houses with en-suite shower rooms and garages together with 3 three bedroom homes with en-suite shower rooms. Having the benefit of a new NHBC 10 year Warranty, excellent levels of efficiency, Upvc double glazing, Gas central Heating, integrated appliances to stylish Kitchens with Granite/Quartz work surface areas and Oak veneer internal doors. The 3 Bedroom design includes a spacious open plan Kitchen Dining Room with access to the rear garden, Lounge with walk in bay style window, ground floor cloaks/w.c and a Utility. The 1st floor includes

THE ACCOMMODATION WITH APPROXIMATE ROOM DIMENSIONS IS ARRANGED AS FOLLOWS

LOCATION

Coed Derw is located within the popular area know as Borrás which lies approx. 1 mile from Wrexham town centre. Having a good range of day to day shopping facilities and amenities within walking distance that include a Doctors, Pharmacy, Café, Convenience store and Hairdressers as well as both Primary and Secondary Schools. There are 2 golf courses nearby together with the picturesque Acton Park, centred around its fishing lake, which is popular amongst walkers and dog owners. A regular bus service operates in the area and the A483 by-pass provides access to Chester, Shropshire and the North West together with the link road to the Industrial Estate for commuters.

DIRECTIONS

From the A483 by pass travelling from Wrexham towards Chester, take the exit signposted Gresford and Wrexham Industrial Estate. Take the 5th exit at the roundabout and proceed to the next roundabout. Take the 3rd exit passing Cherry Hill Children's Nursery, next left, then right and the entrance to Coed Derw will be observed on the right.

ON THE GROUND FLOOR

A composite entrance door opens to the:

HALLWAY

With turned staircase to 1st floor Landing and Oak veneer internal doors.

CLOAKS/W.C

2 piece white suite of low flush w.c, wash basin and Upvc double glazed window.

LOUNGE 3.65m x 3.60m (12'0" x 11'10")

Featuring a walk in Upvc double glazed bay window to front.

KITCHEN/DINING ROOM 6.91m x 3.00m max (22'8" x 9'10" max)

A spacious room that includes a stylish range of gloss fronted handleless base and wall cupboards with Granite/Quartz work surface areas incorporating an induction hob with extractor hood above, oven/grill, integrated dishwasher and integrated fridge freezer, choice of floor tiles and Upvc double glazed French doors off Dining area to rear garden.

UTILITY ROOM

Tiled floor, plumbing for washing machine, space for dryer and Upvc external door.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With Oak veneer internal doors.

TENURE As advised the property is freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

POSSESSION Vacant possession will be given upon completion of the sale.

SERVICES Mains water, drainage, gas, electricity and BT telephone are connected subject to statutory regulations. Neither the services nor appliances have been tested and prospective purchasers are invited to obtain specialist reports if required.

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BEDROOM ONE 3.65m x 3.46m max (12'0" x 11'4" max)

Upvc double glazed window to rear, internal door to:

EN-SUITE

With shower enclosure, wash basin and w.c.

BEDROOM TWO 3.65m x 3.13m (12'0" x 10'3")

Upvc double glazed window to rear.

BEDROOM THREE 3.60m x 3.00m (11'10" x 9'10")

Upvc double glazed window to front.

FAMILY BATHROOM

Appointed with a bath, wash basin, close coupled w.c and Upvc double glazed window.

OUTSIDE

Gardens to front and rear, private driveways.

AGENTS NOTE

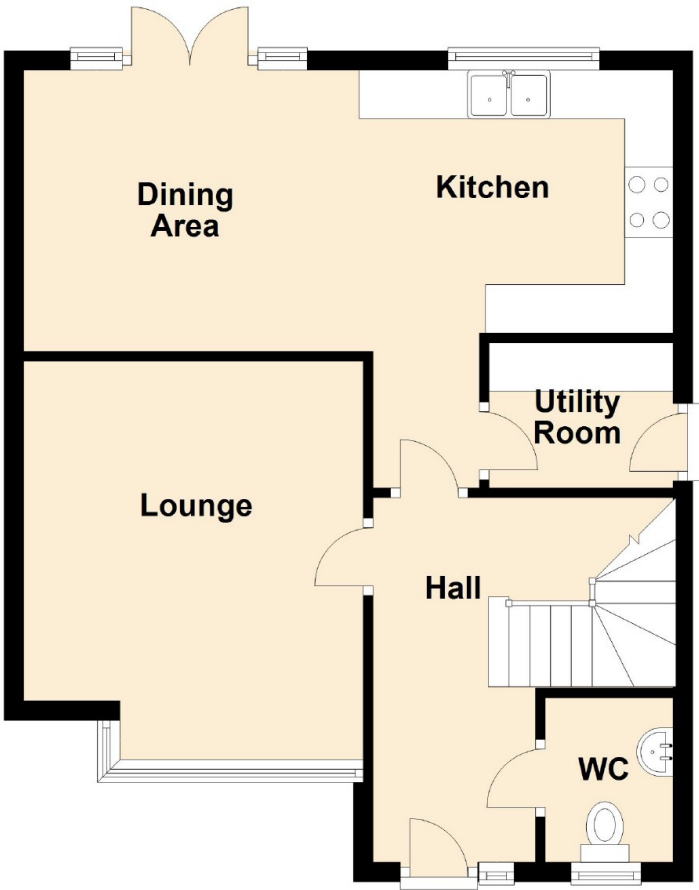
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Ground Floor

Approx. 50.3 sq. metres (540.9 sq. feet)



First Floor

Approx. 48.7 sq. metres (524.0 sq. feet)

