



Offers in Excess of £270,000

bettermove

# Balmoral Close

## Wrexham

Bettermove are proud to present this 3 bedroom semi-detached bungalow in the sought after area of Wrexham.

The property benefits from double glazing, gas central heating throughout and has ample off street parking available via a large driveway and a garage. The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen and dining area, conservatory, bathroom and 2 bedrooms on the ground floor. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Wrexham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Wrexham General train station, the A483 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

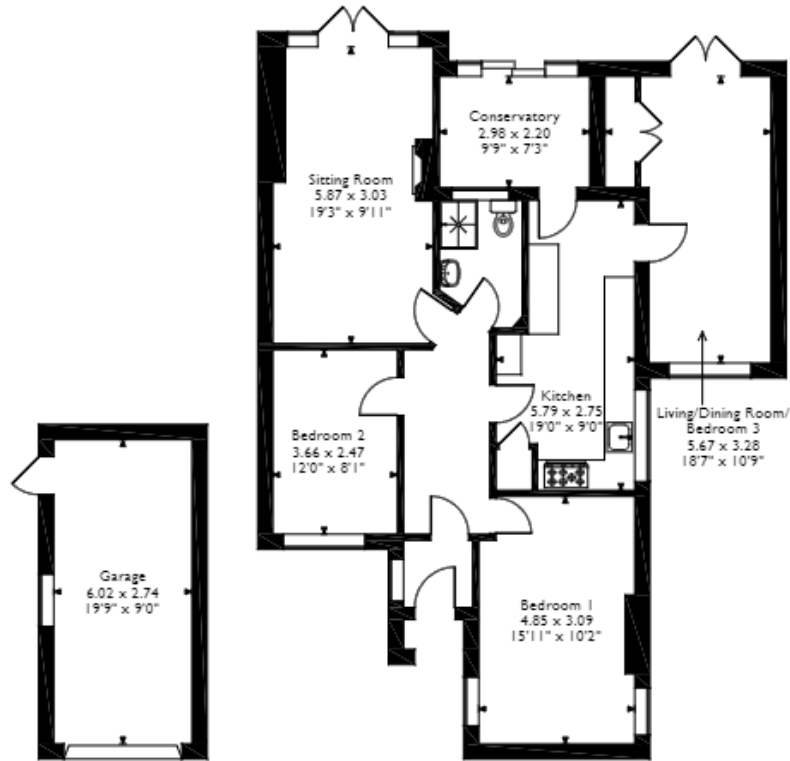
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Balmoral Close, Wrexham  
Approximate Gross Internal Area  
Main House = 98 Sq M/1055 Sq Ft  
Garage = 16 Sq M/172 Sq Ft  
Total = 114 Sq M/1227 Sq Ft



**Ground Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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