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Marford | Wrexham | LL12 8LF

£325,000

**MONOPOLY**<sup>®</sup>

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Nestled in the charming area of Marford, Wrexham, this delightful detached bungalow on Wynnstay Lane offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for relaxation and entertaining guests. The two well-appointed bedrooms ensure a restful retreat, while the two bathrooms add to the practicality of the home. The bungalow is designed for easy living, making it an ideal choice for those seeking a single-storey residence. The layout promotes a sense of openness and light, creating a warm and inviting atmosphere throughout. For those with vehicles, the property boasts parking for up to three cars on a front drive and in the garage, a valuable feature in this desirable location. Whether you are looking to downsize or seeking a peaceful retreat, this home on Wynnstay Lane is sure to impress.

- A TWO BEDROOM DETACHED BUNGALOW
- VERY SOUGHT AFTER LOCATION
- LOUNGE/DINER
- FITTED KITCHEN
- ORANGERY STYLE SUNROOM
- TWO BATHROOMS
- CONVERTED LOFT
- GARAGE & OFF ROAD PARKING
- GAS CENTRAL HEATING
- NO CHAIN!



### Location

The property is superbly situated in Marford to enjoy a good range of local shopping, facilities and amenities in the neighbouring village of Gresford. The property is within easy walking distance of the Co op convenience store bus stop, public house, and Maes Y Pant woodland walking trails. Quality education won't be a worry with top-rated primary schools like "All Saints' Gresford School" and "The Rofft School" nearby. Independent schools of King's and Queen's also situated within easy travelling distance. Furthermore, the village enjoys excellent access to Wrexham and Chester with a regular bus service and good access to the road network via the A483. Rounding off the benefits of this location, "The Pant-yr-Ochain", offers an attractive hospitality option within easy reach.

### Entrance Hall

A lovely light entrance space with tiled floor, timber double entrance door, with generous timber frame windows to both sides, double doors to lounge/diner, door to inner hall.

### Lounge/Diner

Laminate flooring, two windows to front, French doors to sun room, door to kitchen, gas fire with complementary surround.

### Kitchen

Fitted with a range of wall and base units, complementary worktops, composite sink drainer, mixer tap, window to sunroom, single oven, gas hob, extractor, spaces for dishwasher and fridge/freezer, tiled splash back.

### Sun Room

Orangery style sun room with glazing to ceiling, tile effect flooring, French style doors to both sides.

### Inner Hall

Wood effect floor, doors to bathroom and two bedrooms, window to rear, stairs to loft conversion.

### Bedroom One

Carpet, window to front, fitted wardrobes, door to en suite.

### En suite

Panel bath, wc, hand wash basin set in vanity unit, window to rear, part tiled walls, tile effect floor.

### Bedroom Two

Carpet, window to front.

### Bathroom

Panel bath, shower enclosure, wc, hand wash basin, part tiled walls, tile effect floor, window to rear, extractor.

### Attic

Loft conversion with combination of carpet and laminate flooring, two skylight windows, window to side, cupboard housing a gas boiler.

### Garage

Single garage with electric up and over vehicle door, pedestrian door to rear.

### Outside

Impressive wrought iron entrance gates, tarmac drive, path to front door, low maintenance front garden with gravel and paving.

Rear garden with patio adjacent orangery, lawn, planted borders.

Courtyard with paving, door to garage, gate to front.

### IMPORTANT INFORMATION

\*Material Information interactive report available in





video tour and brochure sections. \*

**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.

#### MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

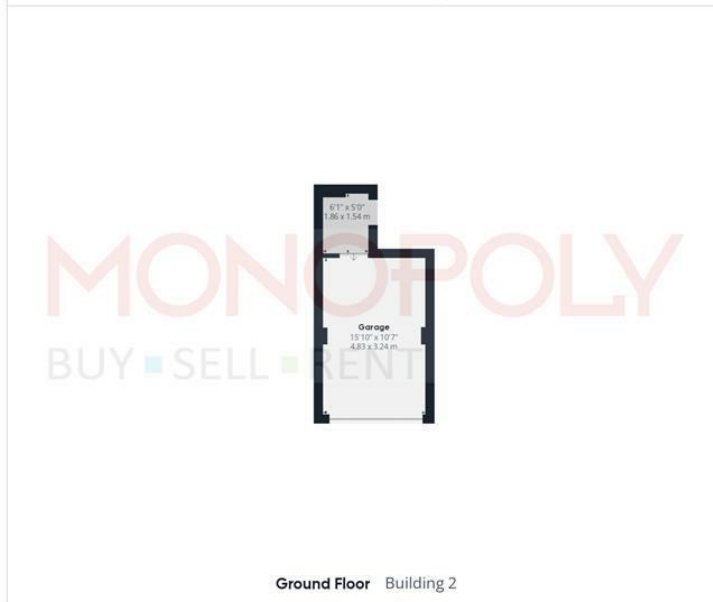
Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage









**Approximate total area<sup>(1)</sup>**  
 1570.9 ft<sup>2</sup>  
 145.94 m<sup>2</sup>

**Reduced headroom**  
 117.82 ft<sup>2</sup>  
 10.95 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

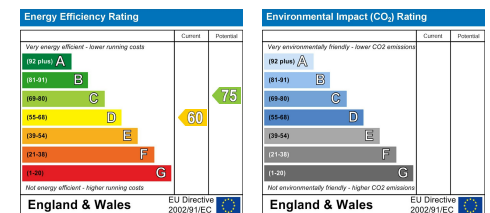
**GIRAFFE360**

**MONEY LAUNDERING REGULATIONS 2003**

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