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Wrexham | | LL12 8XH

Offers In Excess Of £300,000

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A fantastic opportunity to purchase a 4 bedroom detached property situated in a cul de sac location within the desirable village of Marford. This excellent family home offers 2 reception rooms, 4 good size bedrooms, modern fitted bathroom and has ample off road parking and a single garage, all of which can only truly be appreciated when viewing the property. The popular village of Marford offers a wealth of local amenities close by including shops, a good primary school and good access to major road routes for commuting. In brief the property comprises of; hallway, lounge, kitchen and dining room to the ground floor and 4 bedrooms and a bathroom to the first floor.

- A Fantastic 4 bedroom detached property
- 2 Reception rooms
- Modern bathroom suite
- Off road parking and single garage
- Cul-de-sac location
- Desirable village location
- NO CHAIN
- VIEWING HIGHLY RECOMMENDED



Hallway

With wood effect flooring, door to a storage cupboard.

Lounge

A well presented room with 2 double glazed windows to the front, carpeted flooring, central fireplace with granite hearth and surround. (The gas fire is unserviceable).

Dining Room

With wood effect flooring, double glazed door off to the rear garden, stairs off to the first floor.

Kitchen

Fitted with matching wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, built in electric oven and grill, 4 ring gas hob, extractor fan, part tiled walls, plumbing for a washing machine and dishwasher, space for a fridge/freezer, wall mounted gas boiler, double glazed window, tiled flooring.

First Floor Landing

With carpeted flooring, access to the loft space.

Bedroom 1

With a double glazed window to the front, carpeted flooring.

Bedroom 2

With a double glazed window to the rear, carpeted flooring.

Bedroom 3

With a double glazed window to the rear, exposed wood flooring.

Bedroom 4

With a double glazed window to the front, carpeted flooring.

Bathroom

Well appointed with a modern white suite of low level w.c, oval wash hand basin with vanity unit under, bath with thermostatic shower over with dual shower heads, part tiled walls, tiled flooring, 2 double glazed windows.

Rear Garden

To the rear is a paved patio leading on to a lawned garden with planted borders. There is a door into the single garage off the garden.

Front

To the front is a lawned garden with a driveway to the side providing off road parking and leading to a single garage with up and over door.

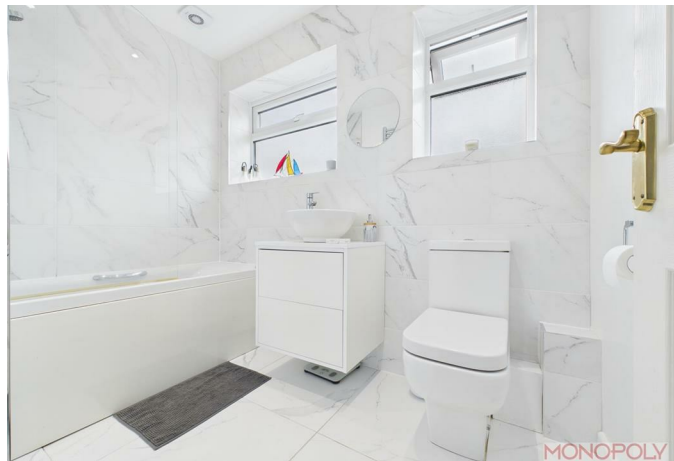
Important Information**MONEY LAUNDERING REGULATIONS 2003**

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.

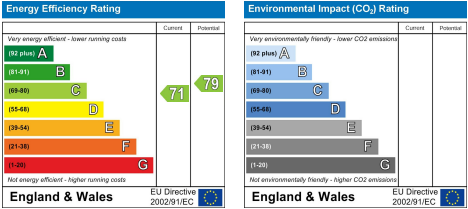
Key property facts

The key material information can be seen via the web links from which ever property portal the property is viewed.





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