



**3 Grove Terrace**

Wrexham | LL13 0PG

Offers In Excess Of £220,000

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Situated in the popular village of Marchwiel, this well-presented four-bedroom, three-storey terraced family home is offered for sale in excellent condition throughout and provides generous and versatile accommodation arranged over three levels. In brief, the ground floor comprises an entrance porch, entrance hallway, a sitting room, a separate living room and a spacious kitchen/dining room, offering flexible living space ideal for family life. To the first floor, a spacious landing leads to three well-proportioned bedrooms and a family bathroom. A further staircase rises to the loft conversion, which is currently used as the principal bedroom and enjoys far-reaching views. The property has benefited from a number of improvements in recent years, including triple-glazed windows to the front elevation, double-glazed windows to the rear, installation of a new combination boiler, along with general redecoration throughout. Externally, the property offers a rear courtyard area with a brick-built outside WC/storage, along with an offset lawned garden featuring timber decking and a garden shed. Grove Terrace is located within the village of Marchwiel, which offers a range of local amenities including a primary school, convenience store, public house, doctors' surgery and hairdressers. Wrexham city centre is just a short drive away, providing a wider selection of shopping, leisure and transport facilities. Excellent road links nearby offer convenient access to Chester, Shrewsbury and the wider region.

- FOUR BEDROOM TERRACED FAMILY HOME
- LOFT CONVERSION WITH FAR-REACHING VIEWS
- NEW COMBINATION BOILER
- ENTRANCE PORCH AND HALL
- TWO RECEPTION ROOMS
- KITCHEN/DINING AREA
- MAINTAINED AND IMPROVED THROUGHOUT
- REAR COURTYARD AND LAWNED GARDEN
- DRIVEWAY FOR TWO VEHICLES
- SOUGHT AFTER VILLAGE LOCATION



### **Entrance Porch**

UPVC double glazed door leads into entrance porch with original tiled flooring and door into hallway.

### **Entrance Hall**

Continuation of original tiled flooring, panelled radiator, ceiling light point, stairs to first floor and doors into living room and sitting room.

### **Sitting Room**

UPVC triple glazed window to the front elevation. Built in shelving and cupboards either side of a feature fireplace. Carpet flooring, panelled radiator, ceiling light point and coved ceiling.

### **Living Room**

UPVC double glazed window to the rear elevation. Living flame gas fire with marble back and hearth and wooden surround. Ceiling light point, wood-effect vinyl flooring, built in storage cupboard, panelled radiator and opening into kitchen/dining area.

### **Kitchen/Dining Room**

Housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include eye-level double oven and grill, gas hob and extractor over. Space for additional appliances including fridge-freezer, washing machine and dishwasher. 1.5 stainless steel sink unit with mixer tap over. Wooden laminate flooring, radiator, splash-back tiling, under-stairs storage cupboard with built in shelving, cupboard housing meters, recessed spotlights, under-cabinet lighting, space for dining table, uPVC double glazed window to the side/rear elevation and uPVC double glazed door to rear courtyard and garden area.

### **Landing Area**

Spacious landing area split into multi-levels with one area leading to bathroom and bedroom four,

another leading to bedroom two and an additional area leading to a useful storage cupboard with shelving and rail, bedroom three and stairs to the loft space. The space is fitted with carpet flooring, recessed LED and panelled radiator.

### **Bedroom Two**

UPVC double glazed window to the rear elevation with fitted blinds. Carpet flooring, panelled radiator and ceiling light point.

### **Bedroom Three**

UPVC triple glazed window to the front elevation. Carpet flooring, ceiling light point and panelled radiator.

### **Bedroom Four**

UPVC double glazed window to the rear elevation with views. Fitted with a range of wardrobes, bedside table, drawers and desk. Space for single bed, carpet flooring, ceiling light point and panelled radiator.

### **Family Bathroom**

Three piece suite comprising WC, pedestal wash hand basin and wood panelled bath with newly fitted electric shower. Newly fitted extractor fan, tiled walls, ceiling light point, chrome heated towel rail, fitted vanity mirror. UPVC double glazed frosted window to the side elevation.

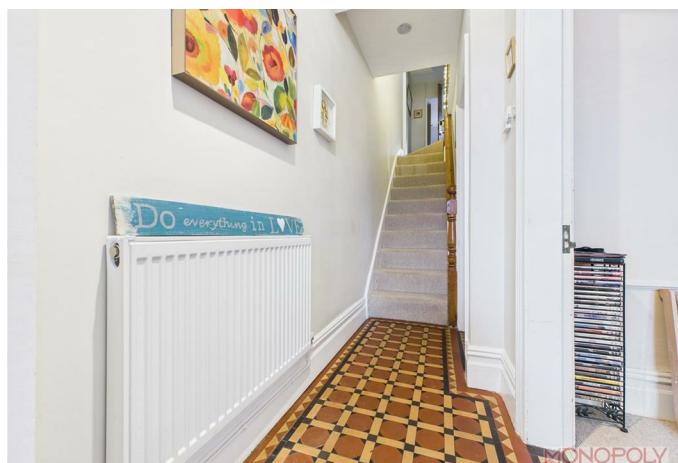
### **Bedroom One/Loft Conversion**

Stairs from first floor landing lead to loft space and bedroom one with two Velux sky light windows having far-reaching views. Fitted eave storage, carpet flooring, panelled radiator and two ceiling light points.

### **Outside**

To the front there is a block paved driveway with





space for two vehicles. To the rear there is a pleasant courtyard area with brick-built outside store and WC. There is tiled paving, electric sockets, outside tap, and decking. A timber gate leads to a shared pathway. The main lawned garden area is offset from the property to the left and offers a spacious lawned garden with timber built shed, established shrubberies and flowers. There is fencing and hedges to the boundaries offering security and privacy. There is a pleasant timber decked area presently used for seating.

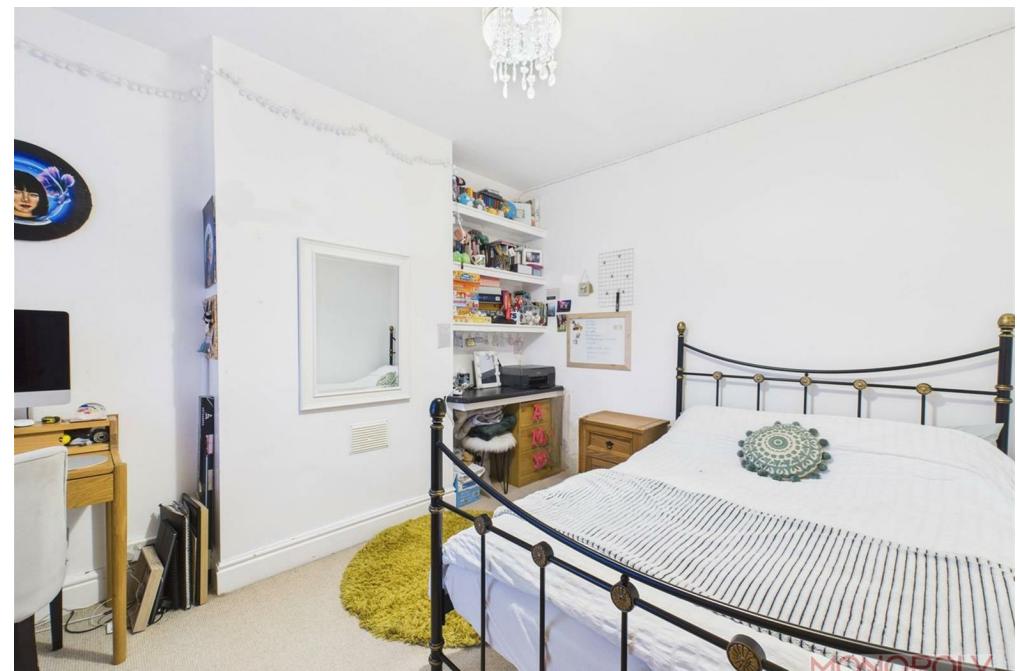
#### **Additional Information**

The present owners have been in the property for 26 years and have maintained and completed a number of improvements during that time. A new combination boiler was installed one year ago and has a HIVE smart heating system. There has been a loft conversion completed with the relevant permissions creating the principal bedroom. All windows to the front of the property have triple glazed uPVC fitted with the rear windows being replaced also to uPVC double glazed. The property has some original features including high-skirting boards, original doors and tiling. There have been new recessed LED lighting fitted upstairs along with hard wired fire alarms fitted across all floors.

#### **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.









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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Prospective
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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