



## Church View

Wrexham | Clwyd | LL13 0RT

£199,950

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Situated in the sought-after village of Marchwiel is this well-presented three-bedroom semi-detached home, coming to the market with the added benefit of no onward chain. In brief, the property comprises an entrance porch, a spacious open-plan lounge and dining area, kitchen, and a downstairs WC. To the first floor there is a spacious landing area, three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from a generous rear garden, driveway, and garage providing ample off-road parking and storage. Marchwiel is a popular semi-rural village on the outskirts of Wrexham, offering a welcoming community with local amenities, a primary school, and scenic countryside walks. The village is well placed for access to Wrexham City Centre and the A483, providing excellent road links to Chester, Shropshire, and beyond.

- THREE BEDROOM SEMI-DETACHED HOME
- POPULAR VILLAGE LOCATION OF MARCHWIEL
- SPACIOUS OPEN PLAN LOUNGE/DINER
- DOWNSTAIRS WC
- KITCHEN
- GARDENS TO FRONT AND REAR
- GARAGE AND DRIVEWAY
- NO CHAIN!
- SEMI-RURAL LOCATION WITH COUNTRYSIDE WALKS



### Entrance Porch

Entrance porch with uPVC double glazed door, carpet flooring, ceiling light point, door to WC and door to living room.

### Downstairs W.C

Fitted with a low level W.C, wash hand basin, tiled flooring, fully tiled walls, panelled radiator and uPVC double glazed frosted window to the front.

### Lounge/Dining Room

Spacious open-plan lounge, finished with carpeted flooring, two uPVC double glazed windows to the front to back, two panelled radiators, two ceiling light points, stairs off to first floor and door to kitchen.

### Kitchen

Fitted with a range of wall, drawer and base units with complimentary work surface over. Inset 1.5 stainless steel sink and drainer. Fitted extractor. Space for cooker, washing machine and fridge/freezer. Finished with part tiled walls, double glazed window to the rear elevation, ceiling light point, vinyl tiled flooring and double glazed frosted door off to the rear garden.

### First Floor Landing

Spacious landing with carpeted flooring, access to the loft space, door to a storage cupboard housing the gas combination boiler.

### Bedroom One

UPVC double glazed window to the rear. Built in storage, panelled radiator, carpet flooring and ceiling light point.

### Bedroom Two

UPVC double glazed window to the front. carpeted flooring, ceiling light point and panelled radiator.

### Bedroom Three

UPVC double glazed window to the front, Carpeted flooring, panelled radiator and ceiling light point.

### Bathroom

A contemporary bathroom fitted with a low level W.C, pedestal wash hand basin, bath with 'Rainforest' style shower head over, shower head attachment. Finished with fully tiled walls, wooden laminate flooring, shave point, panelled radiator, ceiling light point and double glazed window.

### Rear Garden

To the rear is a generous, well maintained garden, predominantly lawned with mature, well established planted borders. The property benefits from not being overlooked for the rear.

### Front Garden

To the front is a lawned garden with planted borders and a driveway to the side leading to a single garage with up and over door.

### Garage

Up and over door, power and lighting.

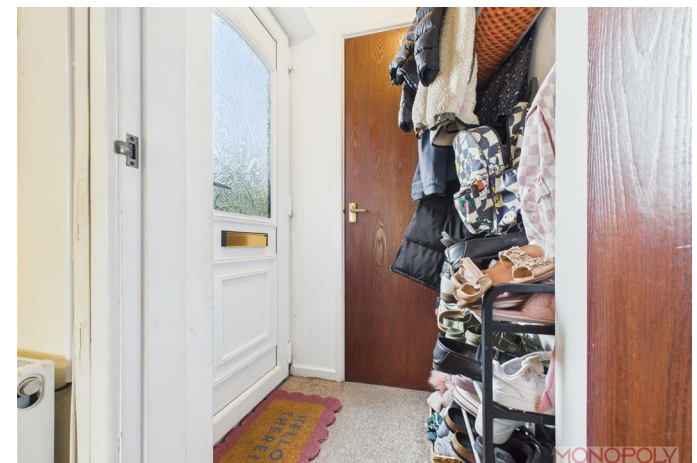
### IMPORTANT INFORMATION

#### MONEY LAUNDERING REGULATIONS 2003

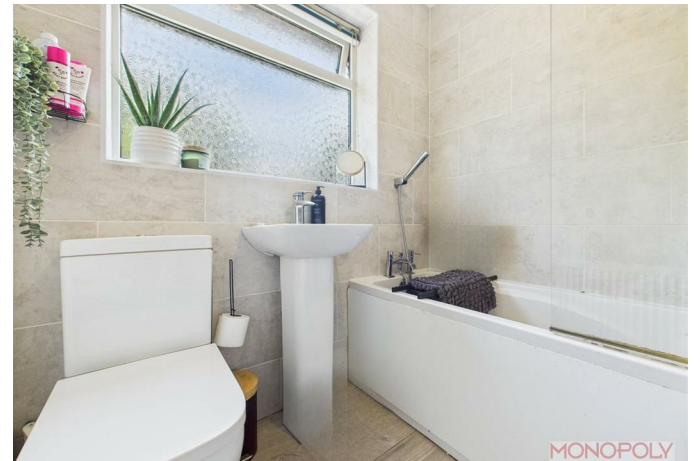
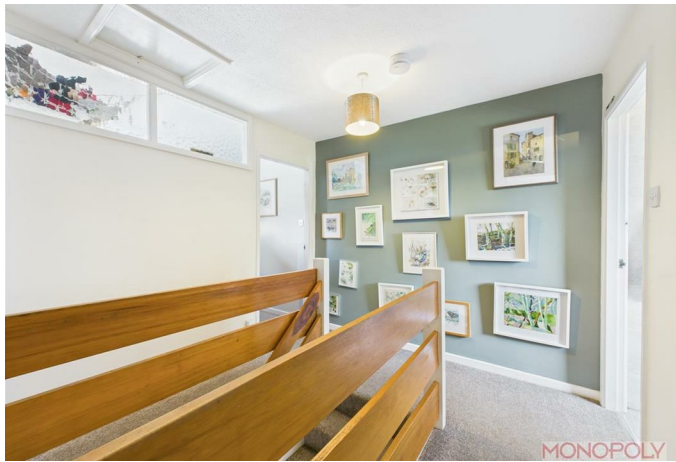
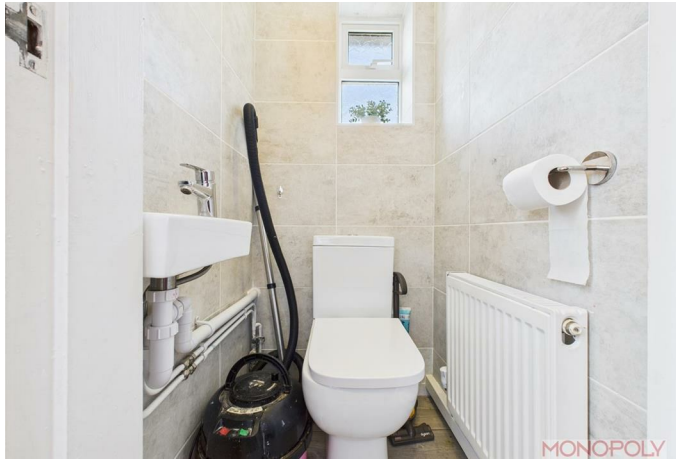
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### 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.

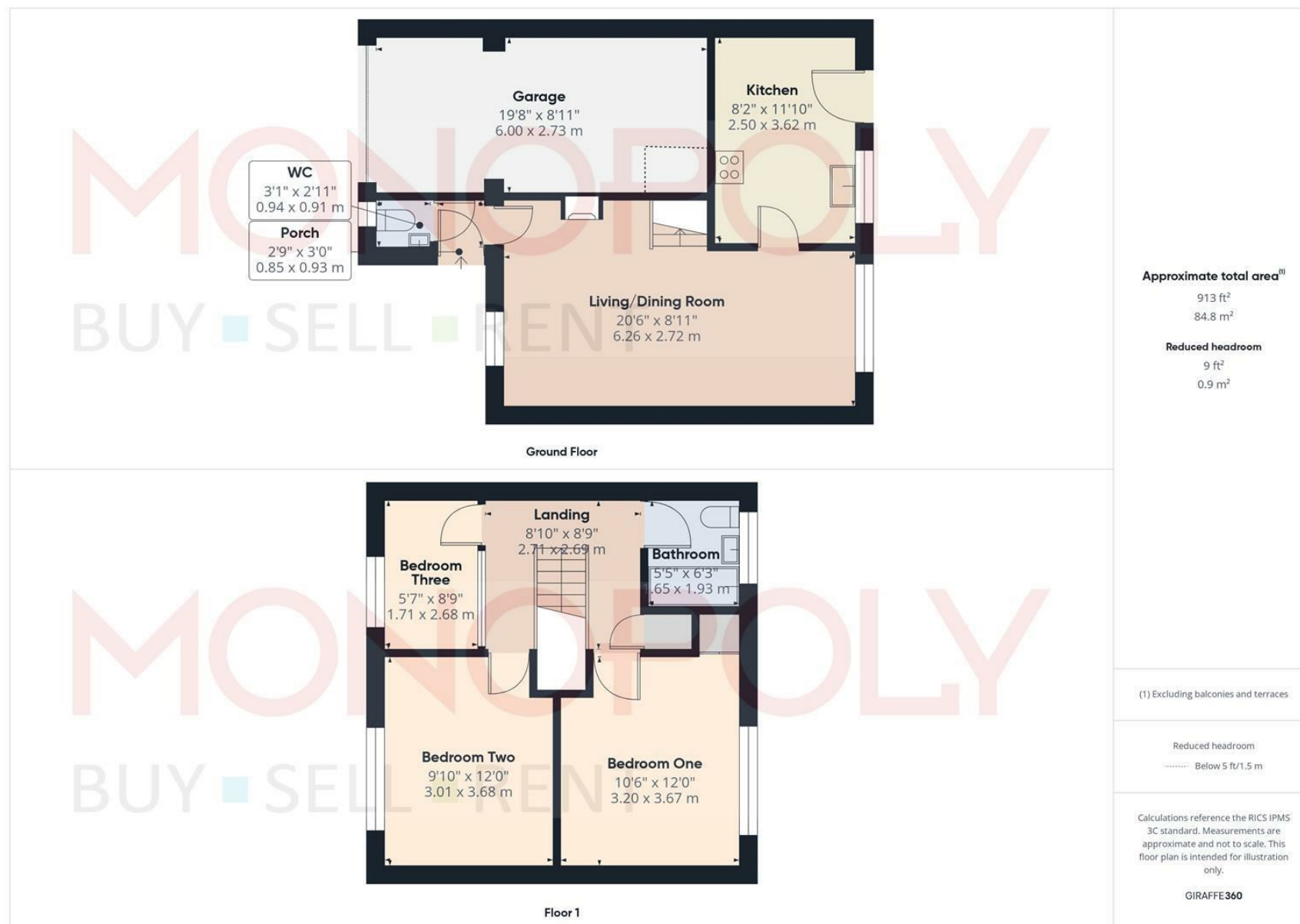
#### MORTGAGES

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

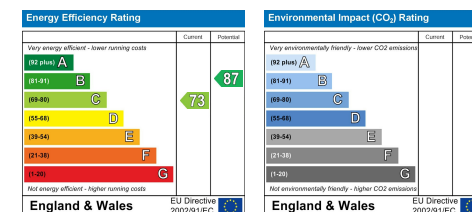




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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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