



Mayflower Drive, Wrexham LL12 8LD

£325,000

Situated in the popular residential area of Marford this detached property is a perfect location for families seeking a spacious family home in a village location. The two spacious reception areas with additional kitchen/breakfast area provides ample downstairs living space along with a downstairs WC and an integral garage. The first floor offers four bedrooms, of which two are double and a family bathroom. Additionally, the property boasts parking for up to three vehicles allowing for easy access and convenience for residents and guests alike. There are pleasant garden areas to the rear with a good degree of privacy and sun throughout the day. Whether you are looking to settle down in a peaceful neighbourhood or seeking a family-friendly environment, this property on Mayflower Drive is a wonderful opportunity to improve and personalise a spacious family home.

- FOUR BEDROOM DETACHED HOUSE
- KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM
- SOUGHT AFTER VILLAGE LOCATION
- GARAGE
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC
- REAR GARDEN
- OFF ROAD PARKING
- GAS CENTRAL CENTRAL HEATING



Location

Situated in the sought after village of Marford, this detached house offers a peaceful retreat from the hustle and bustle of everyday life. For outdoor lovers, the property is within close proximity of "Maes y Pant" for woodland walking trails. Also, 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

UPVC Double glazed door with frosted side panel leading in entrance hall. Doors off to downstairs WC, lounge and kitchen area. Stairs rising to first floor. Panelled radiator and ceiling light point. Wood effect flooring.

Downstairs WC

Low level WC with pedestal wash hand basin. Ceiling light point. Frosted window to front. Tiled flooring.

Lounge

UPVC double glazed window to the front elevation with deep sill and vertical blinds. Carpet flooring, gas fire, panel radiator and ceiling light point. Door leading into:

Dining Room

UPVC double glazed patio doors to rear garden aspect. Carpet flooring, ceiling light point and panelled radiator. Door leading into:

Kitchen/Breakfast Room

UPVC double glazed window to the rear elevation

overlooking garden aspect. Housing a range of wall, drawer and base units with work surface over. One and a half stainless steel sink unit with mixer tap over. Partially tiled walls and tiled flooring. Space for fridge freezer and gas cooker. Ceiling strip lighting with additional light point. Door leading into garage area where plumbing for utilities can be found.

Integral Garage

Door from kitchen area leading into garage with utility area. UPVC double glazed door leading to garden area. Up and over door provides access from the front aspect.

To the First Floor

Carpeted stairs rising from the hallway to the landing area with access to loft doors off to bedrooms and bathrooms. Access to loft area and uPVC double glazed window to the side elevation.

Bedroom One

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

Bedroom Two

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

Bedroom Three

UPVC double glazed window to the front elevation. Additional storage cupboard. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Four

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

Family Bathroom

UPVC double glazed frosted window to the side elevation. Three piece suite comprising 'P' shaped



panelled bath with electric shower over, low level WC, wash hand basin with storage under and heated towel rail. Tiled walls and flooring. Ceiling light point.

Outside

To the front elevation you will find a mixed tarmac and block paved driveway with parking space for three vehicles. Fence panels to the boundary. Access along the right hand side of the property leading to the rear.

The rear elevation offers a pleasant garden area comprising of a slabbed patio area with steps rising to double tiered garden mainly laid to lawn with various shrubberies and hedging to the rear boundary. The garden area offers a good degree of privacy and sun throughout the majority of the day.

Additional Information

The property benefits from gas central heating and double glazing throughout. Gas boiler serviced annually. Loft partially boarded.

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.

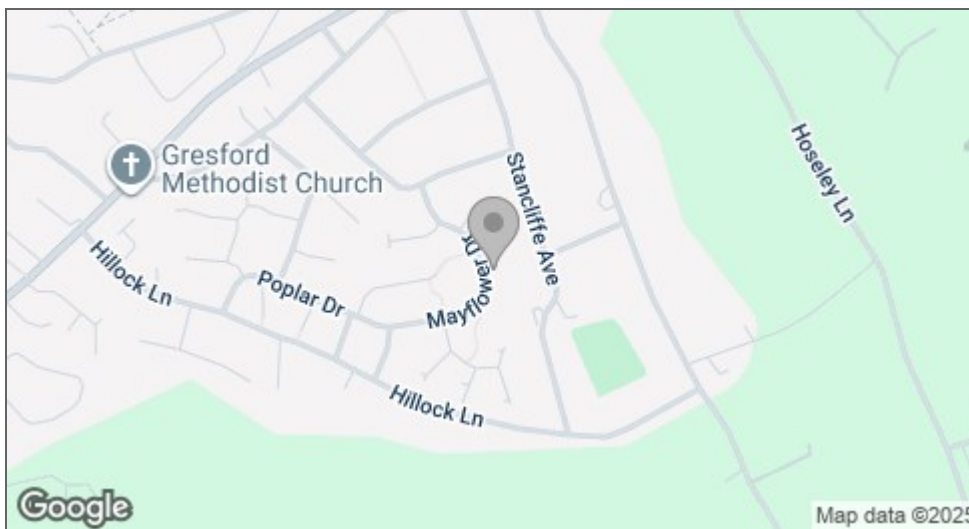
Your home maybe repossessed if you do not keep up repayments on your mortgage











Energy Efficiency Rating		Current	Potential
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			
		67	80
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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