



Station Road, , Marchwiel LL13 0RT Offers In Excess Of £264,000

Nestled on Station Road in the charming village of Marchwiel, Wrexham, this delightful detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home. One of the standout features of this property is the generous parking space, accommodating up to five vehicles on the drive and in the garage, which is a rare find in many homes today. This added convenience is perfect for families with multiple cars or for those who enjoy hosting visitors. Marchwiel is a picturesque village that boasts a friendly community atmosphere, making it an ideal location for those seeking a peaceful lifestyle while still being within easy reach of Wrexham's amenities. The surrounding area offers a variety of local shops, schools, and recreational facilities, catering to all your daily needs. This property is not just a house; it is a place where memories can be made. With its spacious layout and prime location, it is sure to attract interest from a wide range of potential buyers. Do not miss the chance to make this lovely home your own.

- A THREE BEDROOM DETACHED PROPERTY
- DOUBLE ASPECT LOUNGE
- DOWNSTAIRS WC & UTILITY
- SHOWER ROOM
- FULL REWIRE 2025
- POPULAR & CONVENIENT LOCATION
- MODERN KITCHEN
- GARAGE
- RECENTLY REFURBISHED THROUGHOUT
- NO CHAIN!



Entrance Porch

Composite entrance door, door to hall.

Hallway

Recently fitted wood effect floor, stairs rising to first floor, doors to lounge/diner, bedroom three and kitchen.

Lounge/Diner

Double aspect with windows to front and rear, wood effect flooring, hearth and power socket for electric fire.

Bedroom Three/Additional Reception Room

Window to front, wood effect flooring.

Kitchen/Breakfast Room

A modern fitted range of wall and base units with complementary worktops over, breakfast bar, inset sink drainer with mixer tap, new single oven, three windows to rear, pantry cupboard, wood effect flooring. Door to utility room.

Utility Room

External door to rear, space and plumbing for washing machine with work surface over, wall mounted cupboard, doors to garage and WC.

WC

With WC and window to rear.

First Floor Landing

Carpet, doors to bedrooms and bathroom. Window to rear.

Bedroom One

Window to front, laminate flooring, built in storage cupboards.

Bedroom Two

Shower Room

Shower enclosure, wc, hand wash basin, window to front, tiled wall and floor.

Garage

Power and lighting, up and door vehicle door, fire door opening to utility.

Outside

Front - Brick paved front drive, gate to rear, path to front door, lawn, planted borders.

Rear - Brick paving adjacent the house, lawn paved patio and gravel area.



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

Additional Information

Scheme of works completed 2025 including replastering, new radiators, new internal doors, full rewire and rcd unit, new floor coverings, redecorated, new cooker, internal fire door fitted between the garage and utility. Gas combi boiler approx 5 years old and serviced annually.

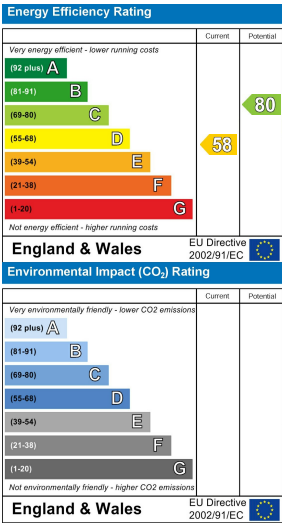












MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

