



49

Marford | Wrexham | LL12 8LD

£365,000

**MONOPOLY**  
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Welcome to Mayflower Drive, Marford, Wrexham - a superb location for this well presented detached house that boasts two reception rooms and four bedrooms. This property offers a perfect blend of comfort and style, with ample space for a growing family or those who love to entertain. The two reception rooms provide versatile living spaces, ideal for relaxing with family or hosting guests. With a total of 4 bedrooms, there is plenty of room for everyone to have their own space. Whether you need a home office, a guest room, or a playroom for the little ones, this house has you covered. The bathroom is well-appointed and offers a tranquil space to unwind after a long day. One of the standout features of this property is the parking space for 2 vehicles, ensuring convenience for you and your guests. Located in the desirable Marford area of Wrexham, this property offers a peaceful retreat while still being close to local amenities and transport links. Don't miss out on the opportunity to make this house your home - book a viewing today and experience the charm and comfort that Mayflower Drive has to offer.

- A FOUR BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- UTILITY
- DOWNSTAIRS WC
- FAMILY BATHROOM
- GARAGE
- ATTRACTIVE ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION



### Internal Accommodation

Hallway - uPVC entrance door, wood effect floor, stairs to first floor, doors to lounge, kitchen and WC.

Lounge - Carpet, bay window to front, gas living flame fire with complementary surround, recently redecorated, door to dining room.

Dining room - Carpet, French style doors to garden, door to kitchen.

Kitchen/Breakfast room - Fitted range of wall and base units, complementary worktops, dishwasher, fridge, electric oven and grill, gas hob, extractor, stainless sink/drain, mixer tap, window to rear, tiled splashback, door to utility and hallway, tile effect floor.

Utility - Space and plumbing for washing machine and dryer, work surface over, wall cupboards, external door and window to rear, sliding door to garage, tile effect flooring.

Garage - Up and over door, partial boarding in eaves, power and lighting.

WC - Toilet, hand wash basin, tiled walls and floor, window to front, heated towel rail.

First floor landing - Carpet, doors to four bedrooms, window to side, airing cupboard with shelving and radiator, attic hatch with partial boarding and gas combi boiler.

Bedroom One - Fitted wardrobes and dressing table, bedside tables, window to rear, carpet, spotlights.

Bedroom Two - Carpet, window to front, built in double wardrobe.

Bedroom Three - Carpet, window to rear, fitted desk, wardrobe and over head cupboards.

Bedroom Four - Carpet, window to front, built in wardrobe, fitted storage unit with shelving and drawers.

Bathroom - With corner bath, shower from taps, generous shower enclosure, mains shower over, wc, hand wash basin, wood effect floor, window to side, spotlights, heated towel rail, part tiled walls.

### Outside

Rear garden enclosed with fencing, patio adjacent to house, lawn, planted borders and trees, outside tap, access and gate to front.

Front drive (patterned concrete) with space for two cars leading to integral garage, lawn to side.

### IMPORTANT INFORMATION

\*Key facts interactive report link available in video tour and brochure sections. \*

### MONEY LAUNDERING REGULATIONS 2003

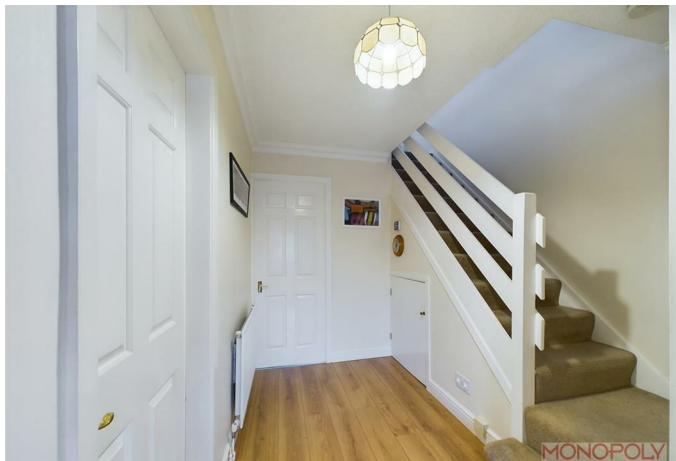
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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







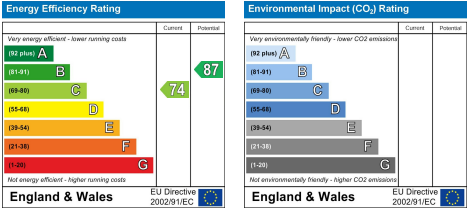
Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not 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.







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