



3

Wrexham || LL12 8LU

£229,950

MONOPOLY
BUY ■ SELL ■ RENT

3

Wrexham | | LL12 8LU

" VIEWING IS RECOMMENDED"

We are Delighted to offer For Sale this EXCELLENT Two Bedroom Semi Detached house situated in a cul de sac location in the SOUGHT AFTER village of Marford. The internal accommodation comprises : Entrance Hallway, a spacious Lounge with bay window to front, Kitchen/ Breakfast Room, Conservatory, to the ground floor and Two Bedrooms and Family Bathroom on the first floor. The property also benefits from off road parking and a single garage. There are also low maintenance garden to the front and rear.

The village of Marford offers a wealth of local amenities including a highly rated primary school, an array of shops in the neighbouring village of Gresford and has excellent access to both Chester, Wrexham and the A483 for commuting.
NO CHAIN

- A VERY WELL PRESENTED TWO BEDROOM SEMI DETACHED
- NO CHAIN
- SPACIOUS LOUNGE
- MODERN KITCHEN
- CONSERVATORY
- ENCLOSED REAR GARDEN
- GARAGE & OFF ROAD PARKING
- DESIRABLE LOCATION



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed front door which gives access to the entrance hallway.

ENTRANCE HALLWAY

With doors off to the kitchen & lounge.

LOUNGE

14'8" x 12'6" (4.49m x 3.82m)

UPVC Double glazed bay window to front, Carpeted flooring, wall mounted electric fire, staircase rising off to the first floor accommodation.

KITCHEN/ BREAKFAST ROOM

12'5" x 9'9" (3.81m x 2.98m)

Fitted kitchen comprising of a range of wall and base cupboards with complementary worktop surfaces, incorporating a stainless steel sink unit and drainer with mixer tap, four ring electric cooker with extractor hood over and stainless splashback, Vinyl flooring, wall mounted gas boiler, sliding doors to conservatory.

CONSERVATORY

10'4" x 7'5" (3.17m x 2.28m)

With vinyl flooring, double doors opening to the rear garden, internal door to garage, polycarbonate roof, double panel radiator.

FIRST FLOOR LANDING AREA

UPVC Double glazed and frosted window to side, carpeted flooring, doors to the bedrooms and family bathroom.

BEDROOM ONE

12'7" x 9'10" (3.86m x 3.01m)

UPVC Double glazed window to the front, built in storage cupboard, carpeted flooring.

BEDROOM TWO

9'11" x 6'8" (3.04m x 2.04m)

UPVC Double glazed window to the rear, two built in storage cupboards, radiator, carpeted flooring, .

FAMILY BATHROOM

6'7" x 5'6" (2.02 x 1.70)

Comprising of panel enclosed bath with mains shower over, dual flush low level w.c., pedestal wash hand basin, Chrome ladder style radiator/towel rail, vinyl flooring, UPVC Double glazed frosted window to the rear, extractor, part tiled walls.

GARAGE

Up and over door, pedestrian door to rear.

OUTSIDE TO THE FRONT

Tarmac drive to the front with gravel area to side.

OUTSIDE TO THE REAR

To the rear is a low maintenance enclosed rear garden primarily laid to gravel, patio, stepping stones to rear, timber garden store.

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 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

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 PETE on 07907 419605 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

The pictures used were taken just before the current tenant moved in.

The tenant is moving out shortly, so there is No Chain Please see Material information for buyers in Web Link.





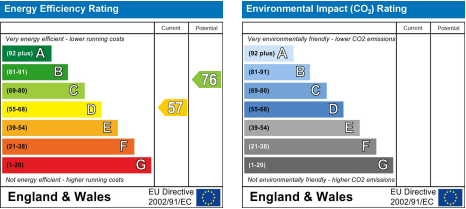


MONEY LAUNDERING REGULATIONS 2003

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.



Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT