



8

Marford || LL12 8LD

£239,950

**MONOPOLY**<sup>®</sup>

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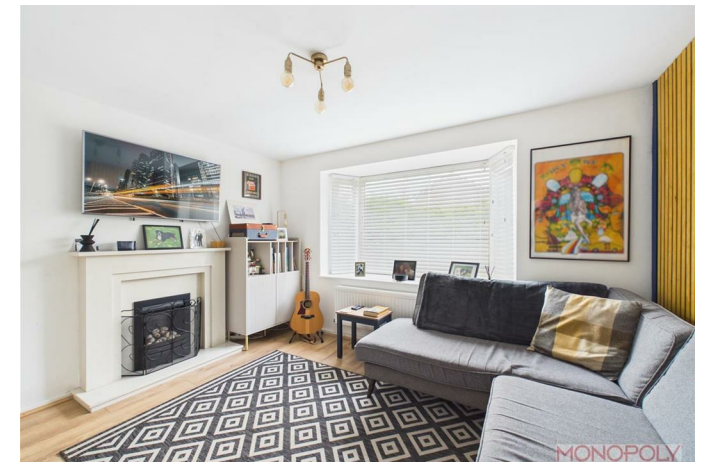
Located in the sought-after area of Mayflower Drive, Marford, Wrexham, this charming Two-bedroom semi-detached house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests, and two comfortable bedrooms that provide a peaceful retreat.

The house features a modern Kitchen and bathroom and benefits from gas central heating, ensuring warmth and comfort throughout the year. The UPVC double glazing enhances energy efficiency while keeping the home quiet and cosy.

One of the standout features of this property is the larger-than-average garage, which offers ample storage space or the potential for a workshop. Additionally, there is off-road parking available for two vehicles, providing convenience and ease for residents and visitors alike.

With its desirable location, this semi-detached house is not only a lovely home but also a fantastic investment in a thriving community. Don't miss the chance to make this delightful property your own.

- TWO BEDROOM
- SEMI DETACHED HOUSE
- LARGER THAN AVERAGE GARAGE
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING
- GARDEN TO THE REAR
- MODERN KITCHEN
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING



## ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC double glazed door with frosted UPVC double glazed panel to side, which gives access to the entrance hallway.

## ENTRANCE HALLWAY

Laminate flooring, doors off to: lounge and kitchen diner.

## KITCHEN/DINER

Modern fitted kitchen with a range of wall and base cupboards with complementary worktop surfaces incorporating stainless steel sink unit, drainer and mixer tap. Integral four ring gas hob with canopy extractor hood above, electric oven/grill, Integral fridge/freezer. Cupboard housing gas central heating boiler, laminate flooring, Spotlights to the ceiling, UPVC double glazed sliding doors to the rear garden.

## LOUNGE

With UPVC double glazed bay window to the front with double panel radiator below. Staircase rising off to the first floor accommodation with under stairs recess, laminate wood flooring, Adam style fire surround with electric fire inset.

## FIRST FLOOR LANDING

With access to the two double bedrooms and family bathroom, UPVC double glazed window to the side, access to the loft space.

## BEDROOM ONE

With UPVC double glazed window to the front with single panel radiator beneath, carpeted flooring, Feature wood panelling to one wall, storage area with hanging rail and concertina door.

## BEDROOM TWO

With UPVC double glazed window to rear with

radiator below. Built in wardrobe and storage cupboard, carpeted flooring

## FAMILY BATHROOM

Comprising of a fitted suite with panel enclosed bath with shower over and screen, low level WC, pedestal wash hand basin, UPVC double glazed frosted window to the rear. Part tiled and part wood panelled walls, ladder style radiator.

## OUTSIDE TO THE FRONT

Approached via a large driveway offering off road parking for two to three vehicles leading to the larger than average detached garage with up and over door. There is a lawned garden to the front screened by hedging providing privacy. Gated access to the left hand side leads to the rear garden.

## OUTSIDE TO THE REAR

To the rear reveals a large paved patio, with steps down to a lawned garden area with slate chippings to its borders. To the rear of the garage there is a feature composite decked sitting area.

There is also a larger than average detached garage with a UPVC Double glazed side entrance door.

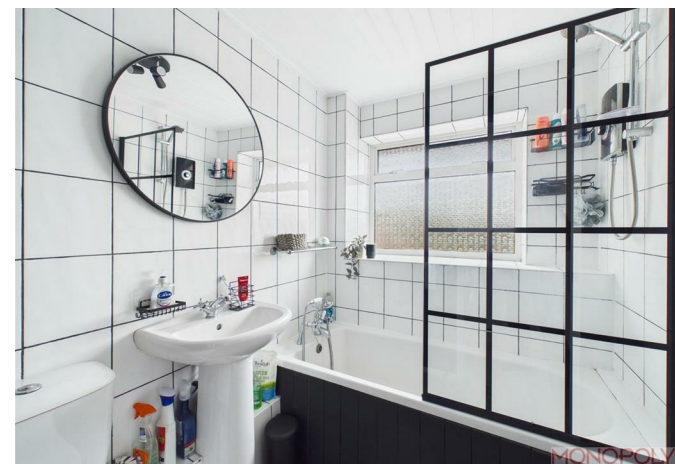
## IMPORTANT INFORMATION

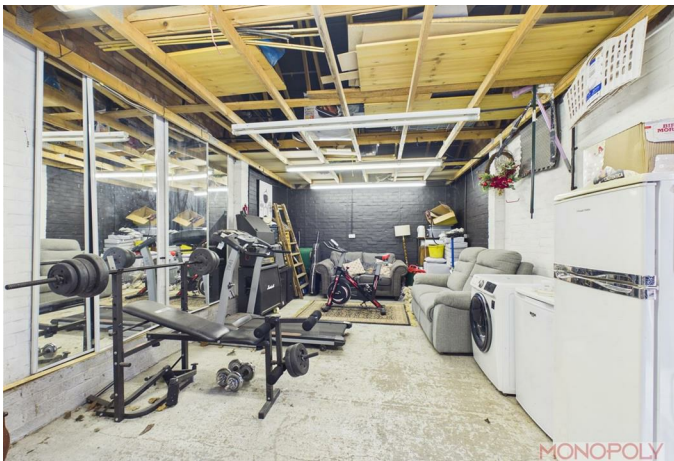
### MONEY LAUNDERING REGULATIONS 2003

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 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**

Please see Key Facts for buyers in Web Link.

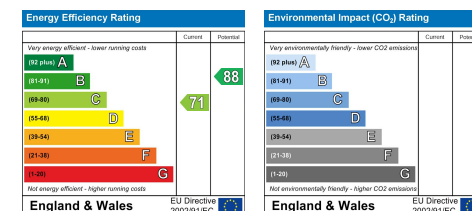


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