



51

Wrexham | | LL13 0RU

£250,000

MONOPOLY

BUY ■ SELL ■ RENT

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"VIEWING HIGHLY RECOMMENDED"

Situated in the charming and sought after village of Marchwiel, Wrexham, this delightful Two/Three Bedroom Detached Dormer property with use or option of a ground floor 3rd bedroom and which offers a perfect blend of comfort and convenience. The property boasts Two Reception rooms, providing ample space for both relaxation and entertaining. The well-appointed Kitchen is ideal for culinary enthusiasts, while the inviting living areas create a warm and welcoming atmosphere for family gatherings.

The Two/Three bedrooms are generously sized, ensuring that everyone has their own private retreat. Outside, the property features a garage and parking for two vehicles, adding to the convenience of this lovely home.

Set in a picturesque village location, the popular area of Marchwiel benefits from a number of local amenities close to hand as well as having excellent access to Wrexham city centre and Wrexham industrial estate. This house is perfect for those seeking a peaceful lifestyle while still being within easy reach of local amenities and transport links. Whether you are a growing family or looking for a serene place to call home, this property is sure to impress. Don't miss the opportunity to make this charming house your own.

- TWO/ THREE BEDROOM DETACHED DORMER BUNGALOW
- SOUGHT AFTER LOCATION
- GAS CENTRAL HEATING
- GOOD SIZED REAR GARDEN
- OFF ROAD PARKING
- UPVC DOUBLE GLAZING
- GARAGE
- NEW ROOF IN 2020



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a Composite double glazed and frosted door with matching side window, which leads into the Porch

ENTRANCE PORCH

Which has a tiles step and glass panelled door giving access to the hallway.

HALLWAY

With radiator, cloaks cupboard, staircase rising off to the first floor accommodation.

BEDROOM THREE/STUDY

Versatile room, can be utilised as a bedroom, family room or study and has a UPVC Double glazed window to the front with radiator beneath.

LOUNGE

A dual aspect room with UPVC Double glazed windows to the front and rear, radiator, Adam style fireplace with gas fire inset, carpeted flooring.

KITCHEN/DINER

Fitted kitchen comprising of a range of wall and base cupboards with complementary worktop surfaces, incorporating stainless steel sink unit with mixer tap, space for cooker, plumbing for washing machine, two UPVC Double glazed windows to the rear, gas central heating boiler, single panel radiator, understairs cupboard, door to rear hallway.

REAR HALLWAY

With Composite double glazed and frosted door to the rear garden, tiled floor, doors leading to cloakroom w.c. and Internal door to garage.

DOWNSTAIRS CLOAKROOM

Comprising of low level w.c. UPVC Double glazed and frosted window to the rear, wash hand basin set in a vanity unit, tiled floor.

FIRST FLOOR LANDING AREA

With access to the loft space with pull down ladder and part boarded, airing cupboard, storage cupboard, storage to eaves, UPVC Double glazed window to the front.

BEDROOM ONE

With UPVC Double glazed window to the front with radiator beneath, storage to the eaves.

BEDROOM TWO

With UPVC Double glazed window to the front, radiator.

BATHROOM

Dual sized shower cubicle, pedestal wash hand basin, low level w.c. UPVC Double glazed and frosted window to the rear, fully tiled walls, Chrome ladder style, towel rail/radiator.

OUTSIDE

Driveway to the front with off road parking for 1 vehicle leading to the garage with roller door, power and light. Lawned garden with paved pathway to gated access on the left hand side.

TO THE REAR: Good sized rear garden with Patio/sitting area leading to lawned garden, with panel enclosed fencing to boundaries. There is also an outside tap.

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

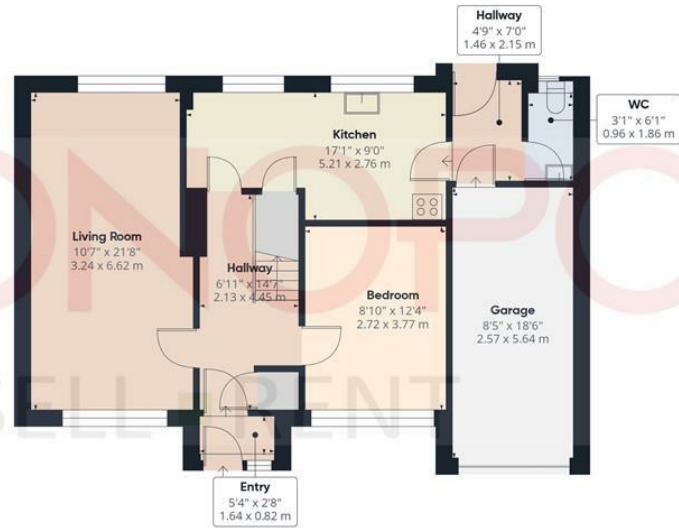
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

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.

MONEY LAUNDERING REGULATIONS 2003
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Ground Floor

Approximate total area⁽¹⁾
 1227 ft²
 114.1 m²

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Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
(92-101) A			(81-91) B		
(81-91) B			(70-80) C		
(69-80) C			(55-65) D		
(55-65) D			(40-54) E		
(39-54) E			(21-39) F		
(21-39) F			(11-20) G		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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