



Bramcote

Marford | Wrexham | LL12 8YE

£695,000

MONOPOLY[®]

BUY ■ SELL ■ RENT





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We are delighted to offer for sale this spacious four bedroom executive detached family home set on an elevated position with stunning views across the Cheshire Plains. The property benefits from gas central heating, UPVC double glazing, double garage and far reaching views over the local countryside. Externally there is a driveway to the front with a detached double garage, a feature raised decked area taking advantage of the fantastic views. To the rear of the property there is courtyard/sitting area with steps leading up to a raised lawned garden beyond. Situated in a sought after location in the Marford area of Wrexham there are numerous amenities close to hand including shops, schools and has excellent access to Wrexham Industrial estate, the A483 and major road networks beyond.

- A FOUR DOUBLE BEDROOM DETACHED HOME
- FAR REACHING VIEWS OVER THE CHESHIRE PLAINS
- THREE RECEPTION ROOMS
- HIGH SPECIFICATION MODERN KITCHEN
- FAMILY BATHROOM PLUS TWO EN SUITE SHOWER ROOMS
- ENCLOSED REAR GARDEN
- AMPLE OFF ROAD PARKING
- DETACHED DOUBLE GARAGE
- DESIRABLE LOCATION
- VIEWING HIGHLY RECOMMENDED



Porch

Tiled floor, glazed Upvc doors to hall.

Hallway

Carpet, doors to lounge, kitchen, dining room, family room, utility, w.c and understairs storage cupboard.

Downstairs WC

4'1" x 4'4" (1.27 x 1.34)

W.C, hand wash basin, tiled floor, window to front, extractor.

Lounge

22'5" x 12'0" (6.85 x 3.67)

Feature floor to ceiling picture windows with an amazing view, carpet, coving, fire inset into chimney with gas point, window to side.

Dining Room

12'0" x 11'8" (3.66 x 3.56)

Carpet, window to rear, coving.

Family Room

15'11" x 12'11" (4.87 x 3.94)

Carpet, bi-folding glazed doors to garden, electric fire, coving, open plan to kitchen.

Kitchen

13'3" x 10'7" (4.06 x 3.25)

Stunning high specification fitted kitchen with seamless Minerva worktops, a range of wall and base units, induction hob, extractor, single oven, breakfast bar, tiled flooring, windows to front with far reaching views, open plan into family room, door to hall.

Utility

8'11" x 4'11" (2.74 x 1.51)

Fitted range of wall and base units, complimentary worktops, spaces for white goods, wall mounted Worcester gas boiler, external door to rear, tiled floor.

First floor landing

Impressive galleried landing with doors to four bedrooms, bathroom and external door to balcony seating area.

Bedroom One

16'1" x 12'0" (4.92 x 3.67)

Carpet, window to front with a wonderful view, built in double wardrobe, storage cupboard, door to en suite.

En Suite

9'8" x 5'9" (2.96 x 1.77)

Oversize shower with electric shower over, w.c, hand wash basin, tiled floor, window to side, part tiled walls.

Bedroom Two

10'8" x 10'3" (3.27 x 3.13)

Carpet, window to front with views over the Cheshire Plains, door to en suite, fitted wardrobes.

En Suite

10'8" x 4'2" max (3.26 x 1.29 max)

Walk in shower with electric shower over, wc, hand wash basin, tiled flooring, part tiled walls.

Bedroom Three

10'9" x 11'11" (3.28 x 3.65)

Carpet, window to rear.

Bedroom Four

12'0" x 12'0" (3.67 x 3.67)

Carpet, window to rear, fitted bedroom furniture.

Bathroom

9'11" x 9'1" (3.03 x 2.77)

Comer Shower, comer bath, w.c, hand wash basin, window to rear, tiled flooring, part tiled walls, chrome towel radiator, spotlights.

Garage

Detached double garage.





Outside

Front - Lawn, mature planting, path to front door, raised deck seating area over the garage perfectly placed to enjoy the surrounding countryside views, ample off road parking on a brick laid drive. (the neighbouring property has right of way access over the bottom part of the drive to access there property).

Rear - Brick laid patio adjacent to the house, steps up to lawn, further tier with mature trees, shrubs and wildflower meadow, pedestrian gate to Marford hill.

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

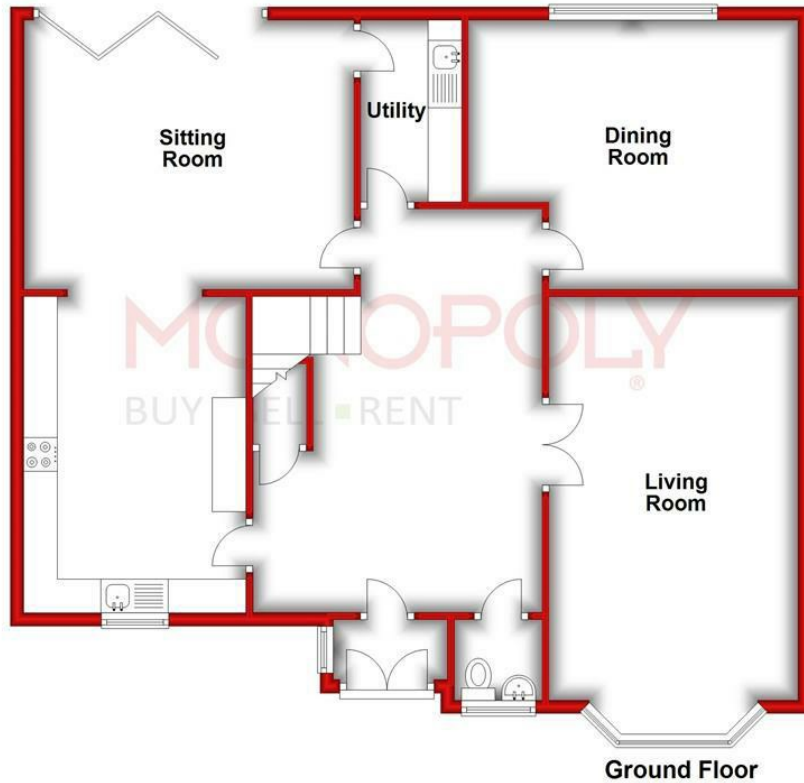
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

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







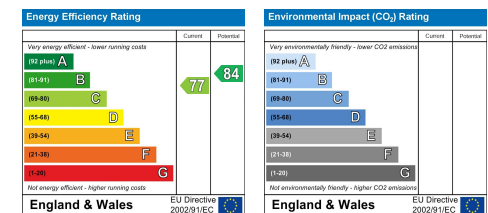


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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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