



57

Wrexham | | LL12 8LN

Offers In Excess Of £300,000

MONOPOLY
BUY ■ SELL ■ RENT

57

Wrexham | | LL12 8LN

"VIEWING HIGHLY RECOMMENDED"

This is a Brilliant Opportunity to purchase a Two bedroom Link Detached Bungalow situated in a Very POPULAR and SOUGHT AFTER Residential location the Village of Marford. The Bungalow benefits from Gas Central Heating, UPVC Double glazing and Parkay flooring. The internal accommodation is delightful and Comprises of : Entrance Hall, Lounge/Dining Room, Kitchen, Two Double Bedrooms and Shower room. Externally the property offers ample off road parking on a front drive leading to the integral single garage and to the rear is a generous and enclosed garden with patio and lawn which is not overlooked. 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.

- TWO BEDROOM
- LINK DETACHED BUNGALOW
- SOUGHT AFTER AREA
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING
- GARAGE
- GOOD SIZED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED
- PARQUET FLOORING



ACCOMMODATION TO THE GROUND FLOOR

Composite double glazed door giving access to the Entrance Hallway

ENTRANCE HALLWAY

With Two Built in storage cupboards, one which houses the gas central heating combi boiler, radiator, access to the loft space with pull down ladder and doors off to all rooms

LOUNGE/ DINING ROOM

26'11" x 11'4" (8.222m x 3.460m)

Spacious room comprising of UPVC Double glazed French style doors with matching side windows opening to the rear garden, Feature Marble effect fireplace with Gas fire inset, squared archway to the dining area, Three radiators.

KITCHEN

12'8" x 10'11" (3.870m x 3.342m)

Comprising of a range of wall and base cupboards with complementary worktop surfaces, incorporating one and half bowl composite sink unit with mixer tap, built in electric four ring hob with extractor hood over, built in double oven, built in Fridge, plumbing for washing machine, radiator, UPVC Double glazed door to the rear, glass panelled door leading into hallway.

BEDROOM ONE

12'11" x 11'4" (3.943m x 3.457m)

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

BEDROOM TWO

9'9" x 9'4" (2.981m x 2.860m)

UPVC Double glazed window to the front with radiator beneath.

FAMILY BATHROOM

Comprising of double shower cubicle with rainforest

shower head, low level w.c., wash hand basin set in a vanity unit, radiator, UPVC Double glazed and frosted window to the side, tiled floor and extractor fan.

OUTSIDE TO THE FRONT

The property is approached via a large block paved driveway which offers off road parking for two to three vehicles and which lead to the single garage with up and over door.

OUTSIDE TO THE REAR

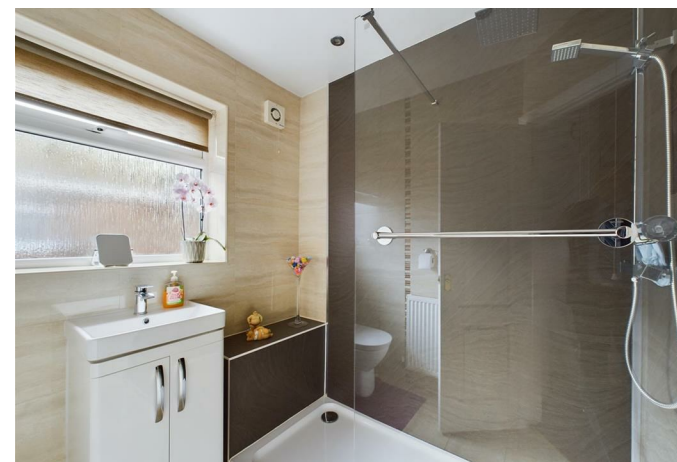
With paved patio area which leads to the good sized lawned garden, which is not overlooked to the rear. The garden also has panel enclosed fencing to the boundaries.

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





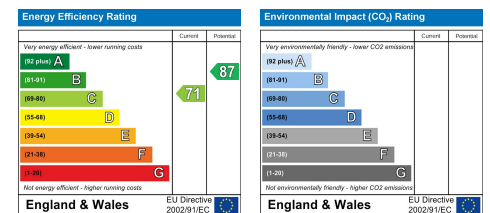
Ground Floor



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