



Pistyll Hill, Wrexham LL12 8LE

£550,000

A Three Bedroom Dormer Bungalow, located on the Prestigious Pistyll Hill in Marford, famous for its views of the Cheshire Plain. To maximise the enormous potential this property needs extensive renovation, alternatively the new owners may decide to apply for permission to replace the current property with an entirely new build. There are other fabulous examples of what could be achieved near the bungalow. The property currently comprises: Large plot with a private driveway leading to a turning area. To demonstrate the width of the plot there are 3 garages side by side, plus a gate to one side of the bungalow. Gardens to the front and rear. Internally: Porch, Hallway, Lounge, Dining Room, Kitchen, Utility and Toilet, plus two ground floor Double Bedrooms and Bathroom with separate Toilet. Upstairs there is the Third Bedroom and En-Suite Shower Room.

- PRESTIGIOUS LOCATION ON PISTYLL HILL, MARFORD
- Large Plot, Private Tree Lined Private Driveway
- Views from the Front Over the Cheshire Plains
- Triple Garage, Gardens to Front and Rear
- Generous Three Bedroom Dormer Bungalow
- Requires Renovation Throughtout
- Subject to Permissions May be Suitable for New Build



Porch

Timber door opening into the porch. Internal glazed door opening into the hallway.

Hallway

With stairs to the first floor, door to the lounge and kitchen, archway to the bedrooms.

Lounge

6.33 x 3.31 minimum plus window area (20'9" x 10'10" minimum plus window area)

Large reception room with semi circle window seating area within the semi circular window, carpeted flooring. Double doors into the dining/sun room

Dining Room/Sun Room

4.66 x 3.36 (15'3" x 11'0")

Door to kitchen, patio doors to the front garden, double doors into the lounge

Kitchen/Diner

7.09 x 3.33 max (23'3" x 10'11" max)

Large kitchen with range of white base units. The sink is situated in the box bay window over looking the garden. Built in oven and gas hob. Baxi gas boiler. Walk in pantry and understairs cupboard. door to the utility room.

Utility

3.5 x 3.43 max including toilet (11'5" x 11'3" max including toilet)

Door to the back garden, door to the toilet. Range of worktops and storage cupboards. Cushion flooring. Sink and drainer beneath the window.

Bedroom 1

3.98 x 3.63 min (13'0" x 11'10" min)

Large double bedroom, bay window to the front elevation, carpeted flooring, picture rail.

Bedroom 2

3.58 x 2.98 (11'8" x 9'9")

Window to the rear, airing cupboard with tank and shelves, carpeted flooring.

Bathroom

2.65 x 1.98 (8'8" x 6'5")

Corner bath, large traditional square pedestal wash hand basin. Tiled floor and half walls. Window to the side with obscure glazing. Seperate toilet adjacent with matching wall and floor tiles.

First floor Bedroom

5.38 x 3.96 max L shaped (17'7" x 12'11" max L shaped)

Large L shaped bedroom window to the front taking advantage of the views over the plains. Storage and access to the attic above and to the sides. Door to the en-suite

Ensuite

2.39 x 2.31 (7'10" x 7'6")

Shower cubicle with mains shower, toilet, bidet and wash hand basin. Window to the side elevation. Part tiled walls.

Gardens

Mature front garden with hedging, trees and lawn. To the rear there is a lawn and large overgrown areas. These will need trimming/cutting to take advantage of the views.

Driveway and Garages

Private tree lined driveway opening into a turning area. Three garages side by side to the side of the bungalow

Key Facts such as EPC, Land registry Map etc

The key facts for this property can be found by clicking on the Video Tour or Virtual Tour

Important Information

MONEY LAUNDERING REGULATIONS 2003



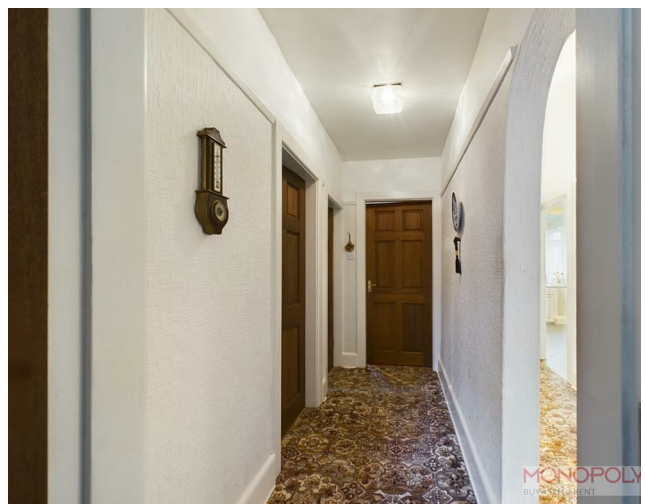
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

Additional Information

The boiler is not in working order, the system is drained down and the water turned off. We are advised the boiler is probably about 30 years old so would likely need replacing.

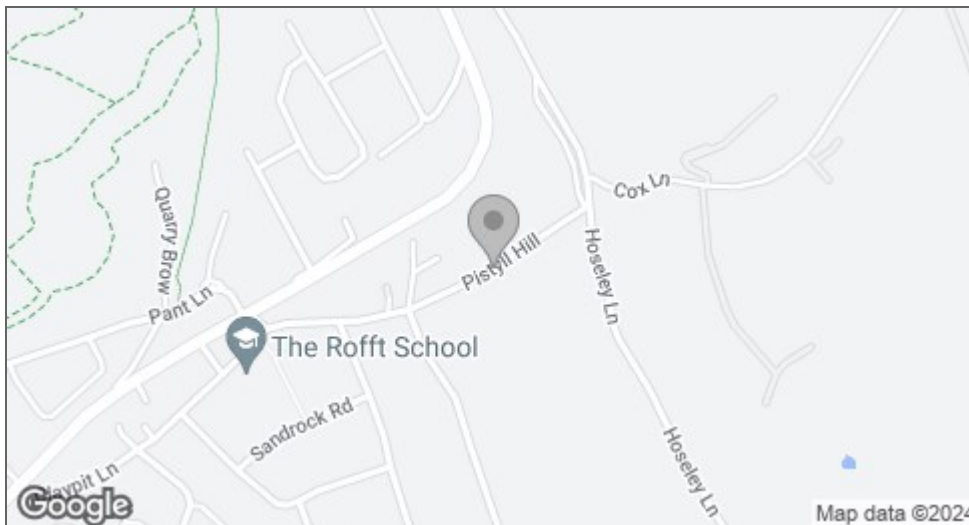












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.

