



35

Wrexham | | LL12 8LS

£395,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

MONOPOLY

BUY ■ SELL ■ RENT

35

Wrexham | | LL12 8LS

"VIEWING RECOMMENDED"

We are Delighted to offer For Sale this Spacious Four double bedroom detached family home with Integral garage and extensive gardens to front and rear, which may need some modernisation. The property is located in the DESIRABLE AND SOUGHT AFTER village of Marford between Wrexham and Chester. . The accommodation requires a degree of modernisation and the accommodation briefly comprises of : Entrance Hall, Large Living room with access to the Conservatory/ Lean To, Dining Room, Kitchen, Downstairs cloakroom to the Ground floor and on the first floor Four Double Bedrooms and a Family Bathroom. To the outside, the private driveway provides Off Road parking and leads to the Integral garage. A path to the left hand side gives access to the rear garden which is extensive and is made private by panel enclosed fencing, NO CHAIN.

Meadow View is located within the popular and sought after village of Marford which enjoys an excellent range of convenient amenities, bus service and schools, with good road links to Wrexham and Chester. 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.

- FOUR BEDROOM
- DETACHED HOUSE
- SOUGHT AFTER LOCATION
- UPVC DOUBLE GLAZING
- GARAGE
- LARGE GARDEN TO THE REAR
- OFF ROAD TO PARKING
- TWO RECEPTION ROOMS



ACCOMMODATION TO GROUND FLOOR

With UPVC Double glazed and frosted door with matching side window, giving access to the Entrance Hallway.

ENTRANCE HALL

Built in cupboard housing heating system, under stairs cupboard, staircase rising off to the first floor accommodation, UPVC Double glazed window to the front

DOWNSTAIRS CLOAKROOM

Comprising of a Low level w.c., wash hand basin set in a vanity unit, UPVC Double glazed and frosted window to the side, coved ceiling.

LOUNGE

19'2" x 11'1" (5.867m x 3.386m)

This a great sized room and has a UPVC Double glazed and leaded window to the front, coved ceiling, wall mounted electric fire, telephone point, UPVC Double glazed sliding patio doors to Conservatory/ lean to.

CONSERVATORY/LEAN TO

9'6" x 8'2" (2.901m x 2.510m)

UPVC units with sliding doors opening to the rear garden.

DINING ROOM

11'2" x 10'2" (3.419m x 3.102m)

With UPVC Double glazed window to the rear.

KITCHEN

12'5" x 10'4" (3.810m x 3.153m)

Good sized kitchen comprising of a good range of wall and base cupboards with complementary worktop surfaces incorporating one and half bowl stainless steel sink unit with mixer tap, space for cooker, serving hatch to dining room, UPVC Double glazed and frosted door to the side, space for fridge /freezer, UPVC Double glazed window to the rear.

FIRST FLOOR LANDING AREA

With UPVC Double glazed window to the front, access to the loft space, doors off to

BEDROOM ONE

13'0" x 11'5" (3.969m x 3.504m)

UPVC Double glazed window to the rear, a range of built in wardrobes, dressing table and drawer units, TV aerial point.

BEDROOM TWO

14'9" x 8'7" (4.515m x 2.629m)

With UPVC Double glazed and leaded window to the front.

BEDROOM THREE

12'2" x 10'5" (3.713m x 3.190m)

UPVC Double glazed window to the rear

BEDROOM FOUR

9'2" x 8'6" (2.805m x 2.606m)

With UPVC double glazed and leaded window to the front, built in wardrobes with mirrored doors.

FAMILY BATHROOM

Panel enclosed bath, separate shower cubicle, low level w.c., Bidet, pedestal wash hand basin, UPVC Double glazed and frosted window to the rear

OUTSIDE TO THE FRONT

The property is approached via a large driveway to the front offering off road parking for three to four vehicles and which leads to the integral single garage. The garden is laid to lawn with mature hedges to the side boundaries. there is a pathway to the left hand side giving access to the rear garden.

OUTSIDE TO THE REAR

Large garden to the rear with hardstanding sitting area, leading to an extensive lawn, with panel enclosed fencing to the boundaries.

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

KEY FACTS FOR BUYERS

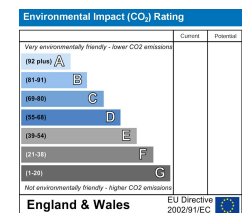
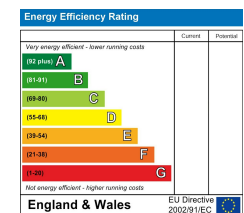
Please see Key Facts for buyers in Web Link.





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

MONOPOLY
BUY ■ SELL ■ RENT