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Marford | Wrexham | LL12 8XU

Offers In Excess Of £300,000

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Welcome to Sycamore Drive, Marford, Wrexham - a fantastic property that could be your next dream home! This delightful house boasts 2 reception rooms and a stunning recently installed kitchen perfect for entertaining guests or simply relaxing with your loved ones. With three well presented bedrooms, there's plenty of space for the whole family to unwind and recharge. The property features a superb recently installed shower room, ensuring your comfort and convenience. Situated in the sought after village of Marford, this link detached house offers a peaceful retreat from the hustle and bustle of everyday life. For outdoor lovers, the property is within close proximity of "Maes y Pant" for woodland walking trails. Also, quality education won't be a worry with top-rated primary schools like "All Saints' Gresford School" and "The Rofft School" nearby. Furthermore, the village enjoys excellent access to Wrexham and Chester with a regular bus service and good access to the road network via the A483. Rounding off the benefits of this location, "The Pant-yr-Ochain", offers an attractive hospitality option within easy reach. Don't miss out on the opportunity to make this house your own and create lasting memories in a wonderful community. Contact us today to arrange a viewing and take the first step towards owning your perfect home in Marford, Wrexham.

- LINK DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTIONS ROOMS
- STUNNING RECENTLY INSTALLED KITCHEN
- UTILITY ROOM
- MODERN RECENTLY FITTED SHOWER ROOM
- WELL MAINTAINED TIERED REAR GARDEN
- SOLAR PANELS
- GARGAGE & OFF ROAD PARKING
- POPULAR & CONVENIENT LOCATION



Entrance Hall

Oak flooring, composite entrance door, stairs to first floor, door to lounge, window to front.

Lounge

Carpet, window to front, air conditioning unit, electric fire with an oak surround and complementary hearth, coving opening to dining room.

Dining Room

Bamboo timber flooring, French style doors to rear, door to kitchen, opening to lounge.

Kitchen

Recently installed kitchen fitted in 2024 featuring a contemporary range of wall and base units with timber effect worktops, composite sink/drain, mixer tap, induction hob, extractor, A plus rated Hisense appliances to include microwave and single oven, space for under counter fridge, window to rear, timber effect cushion flooring, spotlights, under counter lighting.

Utility

Tiled floor, Worcester wall mounted gas boiler, inset sink with mixer tap, spaces for washing machine and dryer, worktops over, window to rear.

Rear Hall

Upvc external door to rear, tiled floor, doors to utility and garage.

First floor landing

Carpet, window to side, doors to three bedrooms and bathroom.

Bedroom One

Carpet, window to front, coving, air conditioning unit.

Bedroom Two

Carpet, window to rear, two built in wardrobes.

Bedroom Three

Carpet, window to front.

Shower Room

A stylish recently upgraded shower room with a generous walk in shower, wc, hand wash basin set in a vanity unit, window to rear, non slip vinyl flooring, aqua panel splashback, extractor, heated towel rail, wall mounted mirror with lighting.

Garage

Power and lighting, door to rear hall.

Outside

Front - Lawn, planted borders, concrete drive leading to the garage. Entrance vestibule with tiled flooring.

Rear - Tiled paving adjacent house, further paved area with timber potting shed/outdoor store, raised deck, gravel area, secure gate to side, outdoor power socket and tap, steps up to lawn with a further planted tier above.

Additional Information

Fully owned solar panels approx 10 years old with approx 10 years remaining on infeed tariff which generates an income at 25p per kilo watt (circa £900 a year) and reduces household electric bills. Inverter approx 12 months old. Windows and external doors approx 12 months old. Virgin fibre broadband connection.

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections. *

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

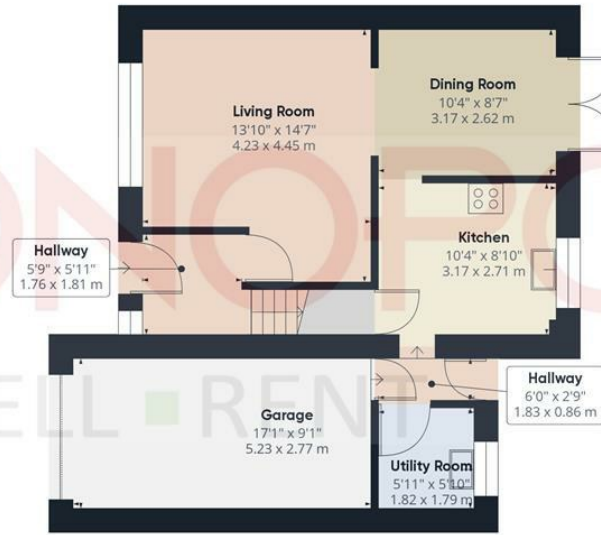
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

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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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1037.64 ft²
96.4 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

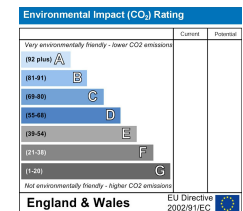
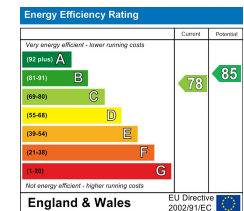
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