



17

Wrexham | | LL12 8SU

£295,000

MONOPOLY[®]

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A superb 2 bedroom detached bungalow situated in a popular residential area in the desirable village of Marford. The property offers a good size lounge/dining room, 2 bedrooms, a generous rear garden and ample off road parking leading to a single garage. The popular village of Marford offers a wealth of local amenities close to hand including shops, good primary school, excellent access to both Wrexham and Chester either via car or the frequent bus service. In brief the property comprises of; hallway, lounge/dining room, kitchen, 2 bedrooms and a bathroom.

- A superb 2 bedroom detached bungalow
- Desirable village location
- Modern bathroom
- Generous rear garden
- Off road parking and single garage
- VIEWING HIGHLY RECOMMENDED



Hallway

With tiled flooring, door to a storage cupboard housing the alarm system.

Lounge/Dining room

18'9" x 10'2" (5.74m x 3.10m)

A good size room with sliding patio doors off to the rear garden, carpeted flooring.

Kitchen

10'4" x 10'8" (3.16m x 3.27m)

Fitted with a range of matching wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, built in electric oven and grill, 4 ring electric hob, extractor fan, plumbing for a washing machine, dishwasher, double glazed window to the rear, tiled flooring, door off to the side.

Bedroom 1

14'2" x 10'2" (4.33m x 3.10m)

A spacious bedroom with a double glazed window to the front, built in storage cupboard, fitted wardrobes, carpeted flooring.

Bedroom 2

10'10" x 8'11" (3.31m x 2.72m)

With a double glazed window to the front, carpeted flooring, built in storage cupboard.

Bathroom

Fitted with a modern white suite comprising of a low level w.c, pedestal wash hand basin, bath with dual shower over, fully tiled walls, tiled flooring, double glazed window.

Outside

To the front is a lawned garden and a brick paved driveway providing off road parking and leading to a single garage with up and over door. There is also a door which opens to a covered area to the side with a door into the kitchen and a door into the garage .

There is also access to an outside store

To the rear is a paved patio with steps up to a generous lawned garden with well established planted borders. There is also gated access to the front at one side of the property.

Important Information

Cavity wall insulation.

*Key facts interactive report link available in video tour and brochure sections. *

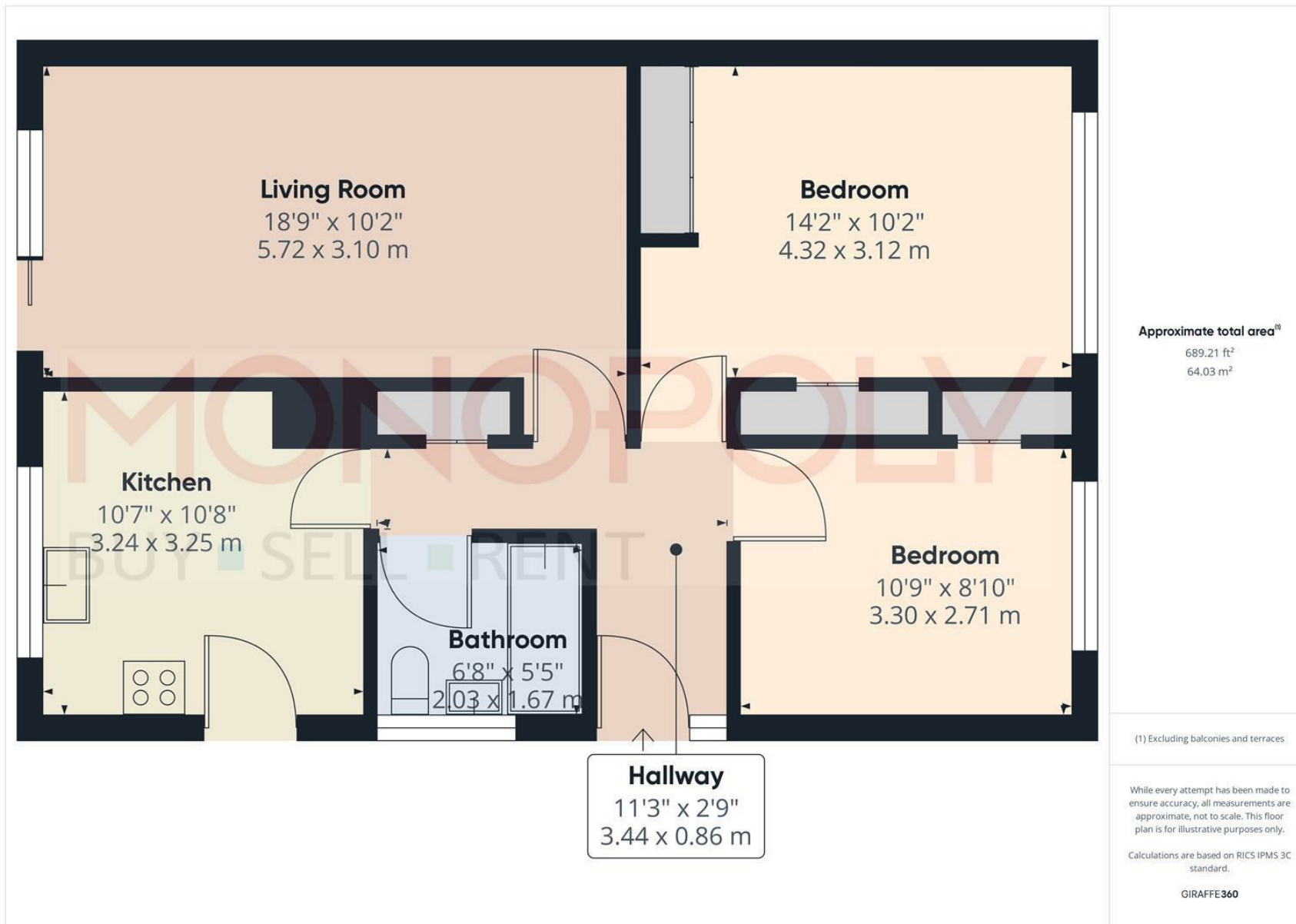
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.





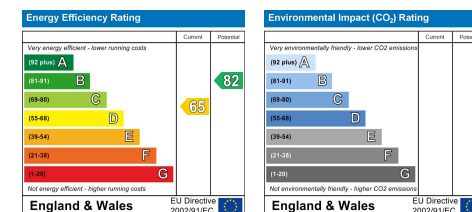


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