



14

Wrexham | LL12 8SU

Offers In Excess Of £350,000

MONOPOLY
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An extended 4 bedroom detached family home offering good size living accommodation and situated within a popular residential location within the desirable village of Marford. This excellent property although requiring some internal modernisation offers fantastic potential to be a wonderful family home with 3 reception rooms, 4 bedrooms, good size rear garden, off road parking and single garage. The popular village of Marford offers a wealth of local amenities, shop, primary schools and has excellent access to both Chester and Wrexham either via car or the frequent bus service. In brief the property comprises of; front porch, downstairs w.c, lounge, kitchen, dining room and family room to the ground floor and 4 bedrooms and bathroom to the first floor.

- An extended 4 bedroom detached family home
- 3 Reception rooms
- In need of some modernisation
- Fantastic potential to be a fabulous family home
- Good size rear garden
- Off road parking and single garage
- Desirable village location
- NO CHAIN



Front Porch

With carpeted flooring, door into the w.c, door into the lounge.

Downstairs W.C

Fitted with a low level w.c, wash hand basin, small double glazed window.

Lounge

19'10" x 11'5" (6.05m x 3.48m)

A good size room with a double glazed window to the front, partially laid wood block flooring (not fitted under the rug), open fireplace with stone surround and mantel, double doors into the dining room, door into the kitchen, stairs off to the first floor.

Dining Room

12'11" x 10'9" (3.95m x 3.29m)

With continuation of the wood block flooring, part panelled walls, opening into the family room and door into the kitchen.

Family Room

13'7" x 12'11" (4.15m x 3.94m)

A spacious room, an extension to the original property with part wood block flooring (not under the rug), central fireplace with inset living flame gas fire, tiled hearth and timber mantel, double glazed window, double glazed french doors off to the rear garden.

Kitchen

15'7" x 9'8" (4.75m x 2.95m)

Fitted with a range of matching wall, drawer and base units, working surface with inset 1/4 stainless steel sink and drainer, 'Kenwood' cooker with double gas oven and 5 ring gas hob, plumbing for a dishwasher and washing machine, space for a fridge/freezer, door to 2 storage cupboards, part

tiled walls, tiled flooring, 2 double glazed windows, door off to the rear garden

First Floor Landing

With a double glazed window to the side, door to an airing cupboard housing the hot water tank.

Bedroom 1

12'11" x 11'6" (3.96m x 3.51m)

A good size bedroom with a double glazed window to the front, carpeted flooring.

Bedroom 2

13'2" x 9'4" (4.02m x 2.85m)

With a double glazed window to the rear, built in wardrobes, access to the loft space.

Bedroom 3

9'8" x 8'5" (2.97m x 2.57m)

With 2 double glazed windows, carpeted flooring.

Bedroom 4

7'5" x 7'11" (2.27m x 2.42m)

With a double glazed window to the front, carpeted flooring.

Bathroom

6'1" x 5'5" (1.86m x 1.67m)

Fitted with a low level w.c, pedestal wash hand basin, bath with shower over, fully tiled walls, double glazed window.

Rear Garden

To the rear is a good size garden with a paved patio leading on to a generous lawn with mature planted borders. The garden offers a good degree of privacy and has access to the side leading to the front of the property.

Front

To the front is a lawned garden with a brick paved driveway leading to a single garage with electric fob operated door.





Important Information

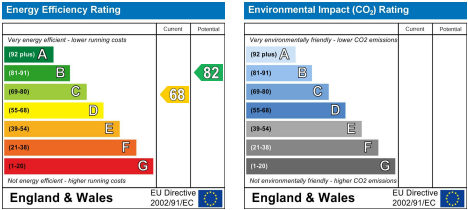
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

Key Property facts

The key material information can be seen via the web links from which ever property portal the property is viewed.









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