



34

Wrexham | LL12 8LG

£825,000

MONOPOLY
BUY ■ SELL ■ RENT

MONOPOLY
BUY ■ SELL ■ RENT



34

Wrexham | | LL12 8LG

A rare opportunity to buy a large, extremely well presented, 4 bedroom detached house on the very desirable, prestigious Wynnstay Lane, Marford. The property benefits from a very generous plot with large landscaped private garden to the rear and large drive and front garden. The property briefly comprises: Porch, Hallway, Lounge, Sitting Room, Dining Room and Kitchen/Diner plus downstairs toilet to the ground floor with 3 doubles, one single, large open landing currently set up as music room/home office, spacious en-suite, family bathroom and walk in linen/store room.

- Large Very Well Presented 4 Bed Detached House
- Located on Prestigious Wynnstay Lane, Marford
- Lounge, Sitting Rm, Dining Rm and Dining/Family Area off the Kitchen
- Beautifully Maintained Gardens to Front and Rear
- Due to the size of the plot there is further opportunity to develop further if wished.
- Viewing Highly Recommended



Porch

Composite door opens into the porch with secondary door that opens into the hallway.

Hallway

Parque flooring, stairs to the first floor, doors to the lounge, sitting room, dining room, downstairs toilet and kitchen/diner. Opening to understairs storage.

Lounge

Large room with bay window to the front elevation, plus 2 windows to the side elevation. Contemporary style fireplace, coving, double glazed doors to the dining room.

Living Room

Window to the front elevation, electric fire set in a wooden fire surround, carpeted flooring

Dining Room

French doors onto the garden with glazing either side, parquet flooring, double glazed doors to the lounge, coving.

Kitchen/Diner

Range of white base and wall kitchen units, integrated dishwasher, fridge/freezer, oven, gas hob with extractor over. Sink and drainer beneath the window over looking the rear garden, open plan to the dining area which has French doors to the garden as well as a further 2 windows to the side. Door into the garage.

Downstairs toilet

Large downstairs toilet with modern toilet and wash hand basin set into a combination vanity unit.

Principal Bedroom

Large double bedroom with range of built in furniture including bank of wardrobes, dressing table and bedside cabinets. Window to the front elevation, carpeted flooring, opening to the en-suite.

En-Suite

Large shower cubicle, tiled floor and two tiled walls, wash hand basin and toilet. Window to the rear with obscure glass.

Bedroom 2

A generous double bedroom to the front elevation. Carpeted flooring.

Bedroom 3

Another generous double bedroom to the front elevation, carpeted flooring.

Bedroom 4

Generous single bedroom to the rear elevation, carpeted flooring.

Family Bathroom

Large shower cubicle, whirlpool bath with shower from the taps, toilet and wash hand basin. Window to the rear elevation. Wash hand basin and toilet.

Walk in Cupboard

Currently a store room, would make a great linen cupboard or walk in wardrobe.

Landing

Normally an overlooked space, however in this property the large opening on the landing with two windows is currently used as a home office and music room. This space could also be added to make the single bedroom larger or to create an additional bedroom subject to building regs.

Garage

Oversized single integrated garage with electric up and over door. Pedestrian doors from the kitchen/diner and to the side of the house. Electric and plumbing for the washing machine.





Driveway and Front Garden

Very large front garden and driveway with low brick wall and low pillars. Circular drive around a small area to the centre. Parking for numerous cars.

Rear Garden

Access around the entire house from the front to the rear also from the dining room and kitchen/diner. Landscaped garden including very large patio adjacent to the house with up lighters to the edge. Semi-circular steps to the lawn with manicured hedges to the boundaries. Store room and outside toilet.

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

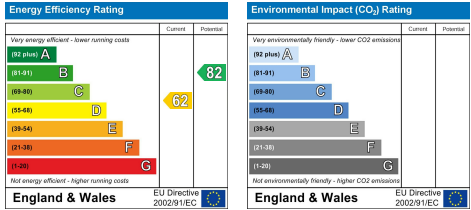
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.













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