

Ashridge Marford | Wrexham | LL12 8LE £895,000

MONOPOLY BUY SELL RENT

MONOROLY



Ashridge

Marford | Wrexham | LL12 8LE

Situated on Pistyll Hill, Marford, Wrexham, this stunning detached house offers an exceptional living experience. Spanning an impressive 2,120 square feet, the property boasts a generous layout that is perfect for families or those who enjoy entertaining. Upon entering via the timber vestibule, you will find a welcoming entrance hall providing access to two spacious reception rooms and a fantastic open plan kitchen/dining/family room, each providing a unique space for relaxation and social gatherings. The natural light that floods these areas creates a warm and inviting atmosphere, making it easy to feel at home. A utility room, downstairs we and cloak cupboard/storage complete the ground floor. The five well-appointed bedrooms offer ample space for rest and privacy, ensuring that everyone has their own sanctuary. The property features three bathrooms, designed with both style and functionality in mind. This thoughtful layout allows for convenience and comfort, catering to the needs of a busy household. One of the standout features of this home is the extensive parking available on the front drive and in the double garage, a rare find that adds to the property's appeal. Whether you have multiple cars or enjoy hosting guests, this feature ensures that parking will never be a concern. To the rear an immaculate garden enjoys sensational views over the Cheshire plains. Set in a sought after and tranquil location, this home combines the beauty of nature with the convenience of nearby amenities. With its spacious interiors and ample outdoor space, this property is a true gem. Do not miss the opportunity to make this exquisite house your new home.

- AN EXCEPTIONAL FIVE BEDROOM DETACHED HOUSE
- SOUGHT AFTER LOCATION
- EAR REACHING VIEWS TO REAR ELEVATION
- WFLL MAINTAINED & GENEROUS REAR GARDEN
- TWO RECEPTION ROOMS
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- LITILITY & DOWNSTAIRS WC
- MAINI REDROOM WITH BALCONS
- FAMLY BATHROOM & TWO EN SUITES
- AMPLE OFF ROAD PARKING & DOUBLE GARAGE WITH STUDIO/HOME OFFICE ABOVE







Location

The property is superbly situated in Marford to enjoy an idyllic outlook over surrounding countryside and a good range of local shopping, facilities and amenities in the neighbouring village of Gresford. The property is within easy walking distance of the Co op convenience store, public house, and Maes Y Pant woodland walking trails. Quality education won't be a worry with top-rated primary schools like "All Saints' Gresford School" and "The Rofft School" nearby, Independent schools of King's and Oueen's also situated within easy travelling distance. 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 Pantyr-Ochain", offers an attractive hospitality option within easy reach.

Entrance Vestibule

Of timber construction with tiled floor.

Entrance Hall

Composite entrance door, stairs rising to the first floor, solid bamboo flooring, double doors to dining room, doors to wc, lounge, family room and kitchen.

Kitchen/Dining/Family Room

The heart of the home. An open plan space featuring a modern fitted kitchen with a range of wall and base units, complementary granite work tops, composite sink drainer, mixer tap, instant hot water tap, window to front, integral appliances to include fridge, dishwasher, oven, grill, microwave, gas hob, extractor, wine and beer chillers, space for dining table with window to rear, open plan into family room room with patio doors opening onto the patio, spotlights, solid Bamboo floor, door to rear hall.

Dining Room

Carpet, bay window to front, coving.

Lounge

Carpet, bay window to rear, living flame gas fire with complementary surround, coving, window to side.

WC

With toilet and hand wash basin set in vanity unit, tiled flooring, portal window to front with stained glass.

Rear Hall

External door to rear garden, doors to cloak cupboard, and kitchen, opening to utility.

Utility

Solid Bamboo floor, fitted cupboards, complementary worktops, composite sink, mixer tap, spaces for washing machine and tumble dryer, integral fridge/freezer, window to side, wall mounted gas boiler.

First Floor Landing

Carpet, doors to bedrooms and bathroom, window to front.

Bedroom One

Carpet, window to rear with views over the garden, fitted wardrobes and drawers, door to balcony seating area enjoying fantastic views. A perfect spot for a morning coffee or evening glass of wine.

En Suite

Panel bath, walk in shower, hand wash basin, wc, tiled floor, spotlights, Velux skylight window, tiled splash backs, chrome towel radiator.

Bedroom Two

Carpet, window to rear, door to en suite, fitted bedroom furniture.



















En Suite

Shower enclosure with electric shower over, hand wash basin, wc, skylight window, heated towel radiator.

Bedroom Three

Carpet, window to front.

Bedroom Four

Carpet, window to rear, fitted wardrobe.

Bedroom Five

Carpet, window to front, linen cupboard housing water tank, loft access.

Bathroom

Contemporary suite with p shape bath, shower over, wc, hand wash basin set in vanity unit, tiled flooring, chrome towel rail, spotlights.

Garage

Double garage with electric fob operated door, window and pedestrian door to side, power and lighting.

Home Office/Studio

A brilliant versatile space currently used as a store room but with potential to be used as a creative studio, gym or office. Entrance door at ground level with stairs rising to this versatile space. Located over the garage, carpet, Velux skylight window and two portal style windows to front and rear.

Outside

Rear garden boasting immaculate gardens with stunning views towards the Cheshire plains and Beeston castle. Patio adjacent house with pond and water feature, well maintained lawn, mature and well designed planted borders and trees, hedging to boundaries, timber garden store, access to garage and gate to front, outdoor tap, outdoor light.

Front drive laid with gravel providing ample off road parking for up to 5 cars leading to the front door and garage, planted borders.

















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.















































