



67

Wrexham | | LL13 0RU

£280,000

**MONOPOLY**  
BUY ■ SELL ■ RENT





# 67

Wrexham | | LL13 0RU

## "VIEWING HIGHLY RECOMMENDED"

Nestled in the charming village of Marchwiel, Wrexham, this delightful Three Bedroom Detached house with the option of a ground floor 4th bedroom and which offers a perfect blend of comfort and convenience. The property boasts Two Reception rooms, providing ample space for both relaxation and entertaining. The well-appointed Kitchen is ideal for culinary enthusiasts, while the inviting living areas create a warm and welcoming atmosphere for family gatherings.

The Three bedrooms are generously sized, ensuring that everyone has their own private retreat. The bathroom is thoughtfully designed, catering to the needs of modern living. Outside, the property features a garage and parking for two vehicles, adding to the convenience of this lovely home.

Set in a picturesque village location, the popular area of Marchwiel benefits from a number of local amenities close to hand as well as having excellent access to Wrexham city centre and Wrexham industrial estate. This house is perfect for those seeking a peaceful lifestyle while still being within easy reach of local amenities and transport links. Whether you are a growing family or looking for a serene place to call home, this property is sure to impress. Don't miss the opportunity to make this charming house your own.

- THREE BEDROOM
- DETACHED HOUSE
- SOUGHT AFTER VILLAGE LOCATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GOOD SIZED REAR GARDEN
- MODERN KITCHEN/ BREAKFAST ROOM
- OFF ROAD PARKING
- GARAGE



#### ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed entrance door opening to Entrance porch: with

#### PORCH

Which has UPVC Double glazed windows and a part glazed door opening to the entrance hallway.

#### ENTRANCE HALLWAY

With staircase rising off to the first floor accommodation, radiator, wood effect laminate flooring, cloaks cupboard and doors off to:

#### FAMILY ROOM/BEDROOM FOUR

12'7" x 9'1" (3.859m x 2.791m )

This is a room which can be used for a multiple of things, Family room, Study or even a Bedroom with UPVC Double glazed window to front with radiator beneath, carpeted flooring.

#### LOUNGE

21'9" x 11'3" (6.634m x 3.433m )

A dual aspect room with UPVC Double glazed windows both with radiators beneath and overlooking the front and rear gardens, Adam style fire surround with marble effect back drop and hearth and living flame gas fire inset. Feature panelled wall.

#### MODERN KITCHEN/ BREAKFAST ROOM

17'0" x 8'9" (5.183m x 2.672m )

Beautifully presented and well appointed modern kitchen with Grey Hi Gloss wall and base cupboards with complementary worktop surface areas which incorporate a One and Half bowl sink unit with mixer tap, Built in Four ring, Zanussi electric hob, Zanussi oven/grill, with extractor hood above, Integrated dishwasher, Integrated fridge and freezer, wall mounted Worcester gas combi boiler, Two UPVC Double glazed windows overlooking the rear garden, understairs storage cupboard, door to the rear hallway.

#### REAR HALLWAY

With UPVC Double glazed frosted door opening out to the rear garden, Internal door to the garage and door to Utility room/cloakroom w.c.

#### UTILITY/ DOWNSTAIRS CLOAKROOM W.C.

UPVC Double glazed and frosted window to the rear, dual flush low level w.c, wash basin set within vanity unit, plumbing for washing machine, spotlights to ceiling and a radiator.

#### FIRST FLOOR LANDING

With UPVC Double glazed window to the rear, access to the loft space, radiator, storage cupboard, doors off to the bedrooms and bathroom.

#### MAIN BEDROOM

14'4" x 9'1" (4.374m x 2.775m )

UPVC Double glazed window to the front, with radiator beneath, carpeted flooring and inset ceiling spotlights.

#### BEDROOM TWO

11'5" x 9'6" (3.481m x 2.900m )

With UPVC Double glazed window to the front, with radiator beneath, spotlights to the ceiling, carpeted flooring.

#### BEDROOM THREE

10'7" x 7'6" (3.233m x 2.291m)

With UPVC Double glazed window to the rear, with radiator beneath, carpeted flooring.

#### FAMILY BATHROOM

Panel Enclosed bath shower over and screen, wash basin and low level w.c set within vanity unit, fully tiled walls, tiled floor, UPVC Double glazed frosted window, spotlights to ceiling, Chrome Ladder style radiator/towel rail.

#### OUTSIDE TO THE FRONT

The property is approached via a block paved driveway with decorative gravelled garden with a variety of plants etc, which lead to the garage

#### OUTSIDE TO THE REAR

Gated access to the side which leads to the rear garden, with well established borders housing an array of mature bushes, fruit trees, etc. There is a paved patio area, good sized lawned garden, which is enclosed by Mature hedges and panel enclosed fencing.

#### 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 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

#### 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 PETE on 07907 419605 to find out more.

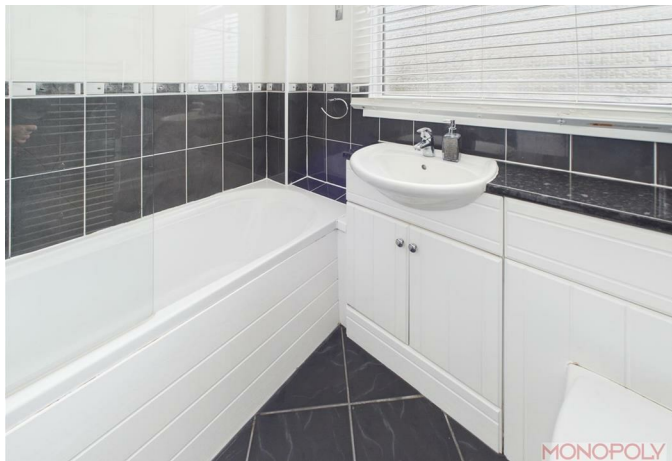
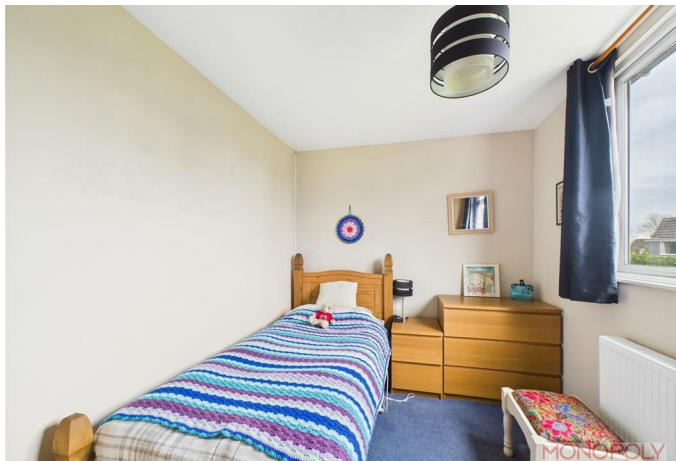
Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage.

#### ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.







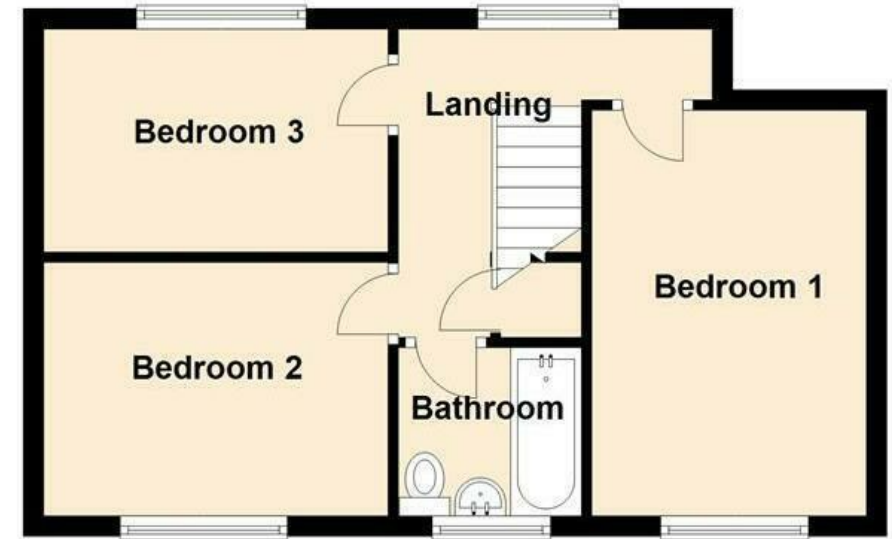
## Ground Floor

Approx. 70.5 sq. metres (759.0 sq. feet)



## First Floor

Approx. 37.8 sq. metres (406.5 sq. feet)



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Future		Current	Future
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(10-15) <b>A</b>		
(81-91) <b>B</b>			(16-20) <b>B</b>		
(69-80) <b>C</b>			(21-25) <b>C</b>		
(55-68) <b>D</b>			(26-30) <b>D</b>		
(43-54) <b>E</b>			(31-35) <b>E</b>		
(31-42) <b>F</b>			(36-40) <b>F</b>		
(1-20) <b>G</b>			(41-45) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





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