



12

Marford | Wrexham | LL12 8XJ

Asking Price £350,000

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An extended and well presented three bedroom detached home situated in the desirable village of Marford. The property has been extended to produce a stunning open plan kitchen/family room which must be viewed to be appreciated. The current owners have also converted the garage to create a home office and utility room. Formerly a four bedroom house but converted into a three bedroom to incorporate a dressing room in the primary bedroom but having the potential to convert back to a bedroom if the new owners so desired. The village of Marford benefits from an array of local amenities including, shops, doctors, hairdressers, is within the catchment area for good primary schools and has excellent access and bus routes to Wrexham and Chester. In brief the internal accommodation comprises of; entrance hallway, downstairs cloakroom, lounge and a large open plan kitchen/family room, home office and utility room to the ground floor. Three bedrooms and bathroom to the first floor. Externally the property has a well maintained, predominantly lawned rear garden and a lawned garden to the front with a tarmac driveway to the side providing off road parking for two cars.

- AN EXTENDED THREE BEDROOM DETACHED HOUSE
- SOUGHT AFTER LOCATION
- SUPERB OPEN PLAN KITCHEN/DINING FAMILY ROOM
- SPACIOUS LOUNGE
- HOME OFFICE
- UTILITY ROOM & DOWNSTAIRS WC
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- GAS CENTRAL HEATING





### Entrance Hallway

Upvc entrance door, timber effect flooring, doors to lounge, wc, kitchen and understairs storage cupboard, stairs off to the first floor, double glazed window to the side.

### Downstairs Cloakroom

Fitted with a low level w.c, wash hand basin, timber effect flooring, double glazed frosted window.

### Lounge

17'5"x 10'11" (5.31x 3.33)

A spacious and superbly presented room with an attractive central fireplace with plug in log burner effect electric fire, timber surround, one double glazed bay window and one further window to the front, carpeted flooring.

### Kitchen/Dining/Family room

19'4"x 17'4" max (5.89x 5.28 max)

A stunning room, being the heart of the house and extended to make a fantastic and spacious open plan kitchen/family room with a well appointed kitchen fitted with an attractive range of oak fronted wall, drawer and base units, complementary work surfaces with inset 1 1/4 stainless steel sink and drainer unit, central island with built in breakfast bar area and fitted units under, built in electric double oven, 5 ring gas hob with a stainless steel/glass extractor fan over, space for a large fridge/freezer, plumbing for a dishwasher, part tiled walls and timber effect flooring. The family/dining room has the continuation of the timber effect flooring, double glazed window to the rear, French doors off to the rear garden and a door into the utility room.

### Utility

Converted garage space with a range of wall and base units, complementary worktops, stainless sink drainer, mixer tap, wall mounted Worcester combi

gas boiler, spaces for fridge freezer, washing machine and tumble dryer, spotlights, extractor, window and external door to rear, door to home office, wood effect flooring.

### Home Office

Window to front, wood effect flooring, fitted storage units, loft access with drop down ladder.

### First Floor Landing

With doors to bedrooms and bathroom, carpeted flooring, access to the loft space, with drop down ladder to boarded attic

### Bedroom One

15'5"x 11'7" (4.70x 3.53)

A lovely, well presented room which was formerly 2 bedrooms but has now been converted into a larger primary bedroom with dressing area, two double glazed windows to the rear with views toward Hope Mountain, alcove with shelving and overhead storage cupboard, carpeted flooring. Please note that it would be possible to convert back to two bedrooms if the new owners so desired.

### Bedroom Two

11'3"x 9'2" (3.43x 2.79)

A double bedroom with a double glazed window to the front, carpeted flooring, built in over stairs wardrobe.

### Bedroom Three

8'4"x 8'0" (2.54x 2.44)

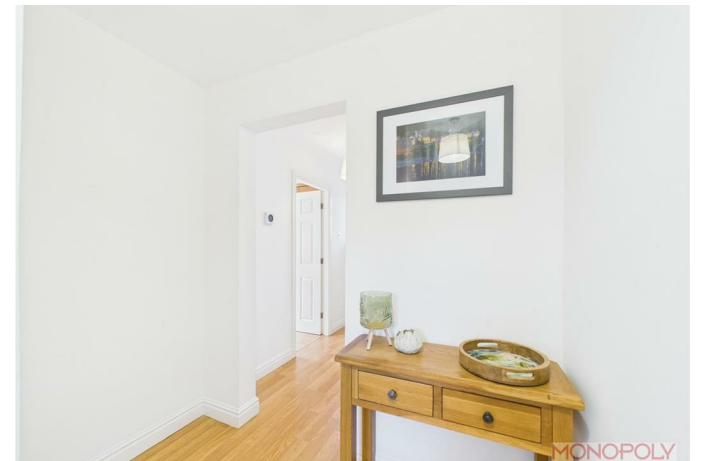
With a double glazed window to the front, carpeted flooring.

### Bathroom

8'6"x 5'2" (2.59x 1.57)

Fitted with a modern white suite of low level w.c, pedestal wash hand basin, 'P' shaped bath with shower over, fully tiled walls, tiled flooring, two double glazed windows, heated towel rail.







### Rear Garden

The rear garden has a patio area leading on to a well maintained lawned garden, timber garden store, boundaries enclosed with fencing, a useful timber lean to at one side of the property ideal for storage which opens up allowing access to the front of the property.

### Front Garden

To the front is a well maintained lawned garden with a tarmac driveway to the side providing off road parking for two vehicles.

### IMPORTANT INFORMATION

\*Material Information interactive report available in video tour and brochure sections.  
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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.

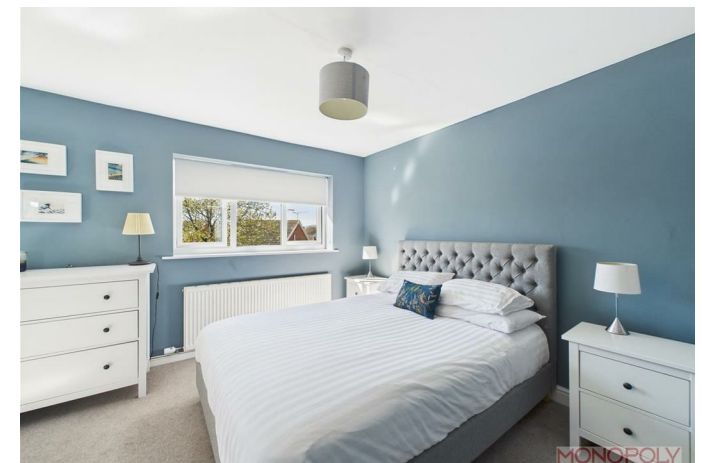
### MORTGAGES

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.

Your home maybe repossessed if you do not keep up repayments on your mortgage







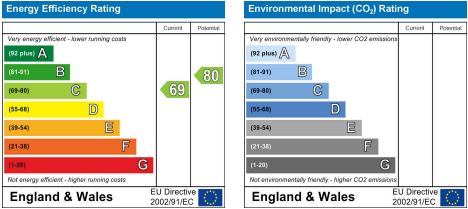




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