



16

Wrexham | | LL12 8LZ

£350,000

MONOPOLY
BUY ■ SELL ■ RENT





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Situated in the highly sought-after village of Marford, this well-maintained four-bedroom detached family home offers spacious and versatile accommodation. The ground floor comprises an entrance hall, a generous lounge, dining area, modern fitted kitchen, and a conservatory, providing excellent living and entertaining space. Upstairs, there are four bedrooms, a family bathroom, and a separate WC. Externally, a great feature of the property is the the lawned front garden and a rear garden with a raised decked seating area, artificial lawn, and decorative slate for easy maintenance. A driveway provides parking for up to three vehicles and leads to a garage with a useful utility section. Gorse Crescent is a quiet cul-de-sac within Marford, a desirable area known for its strong community feel, excellent local amenities, and highly regarded schools. The village is ideally positioned for access to both Wrexham and Chester, with good transport links and nearby countryside walks. The current owners have cared for the property for 28 years, with improvements including a new combination boiler installed three years ago and regularly serviced since.

- FOUR BEDROOM DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- CONSERVATORY
- MODERN KITCHEN
- BATHROOM WITH SEPARATE WC
- GARAGE AND DRIVEWAY
- GARDENS TO FRONT AND REAR
- SOUGHT AFTER VILLAGE LOCATION
- EXCELLENT TRANSPORT LINKS



Entrance Hall

Access is via the side of the property through a composite door leading into the entrance hall. Door into under-stairs storage cupboard with clothing rail, tiled flooring, ceiling light point, panelled radiator, door into lounge and dining room.

Lounge

Two uPVC double glazed windows to the front elevation with one being bay style. Electric fireplace with marble surround. Finished with wooden laminate flooring, two ceiling light points, panelled radiator and coved ceiling.

Dining Room

UPVC double glazed sliding doors into conservatory, archway into kitchen and stairs rising to first floor. Finished with wooden laminate flooring, two panelled radiators and ceiling light point.

Kitchen

Modern kitchen housing a range of high gloss wall, drawer and base units with complimentary work surface over. Integrated appliances to include dishwasher, fridge, eye-level double oven and five ring gas hob with extractor over. Composite sink and drainer with mixer tap. Finished with speckled tiled flooring, splash-back tiling, ceiling light point, under-counter lighting, kick-board lighting and uPVC double glazed window overlooking the garden area.

Conservatory

Dual aspect uPVC double glazed conservatory with polycarbonate roof. Wooden flooring, power sockets and ceiling light. UPVC French style doors leading to garden area.

Landing Area

Stairs rising from the dining room to landing area with access to loft which is partially boarded and has

a pull-down ladder, ceiling light point, doors to bedrooms, bathroom and WC.

Bedroom One

UPVC double glazed window to the rear elevation. Finished with carpet flooring, panelled radiator and ceiling light point.

Bedroom Two

UPVC double glazed window to the front elevation. Housing a range of fitted wardrobes with clothing rails and shelving. Finished with carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the rear elevation. Finished with carpet flooring, panelled radiator and ceiling light point.

Bedroom Four

UPVC double glazed window to the front elevation. Finished with carpet flooring, panelled radiator and ceiling light point.

Bathroom

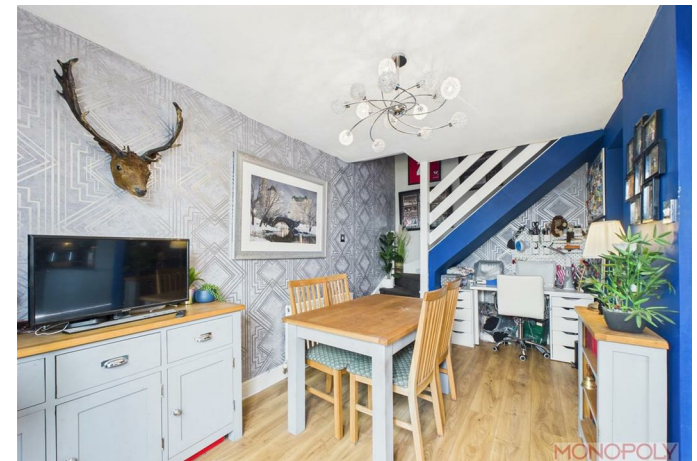
UPVC double glazed frosted window to the side elevation. Two piece suite comprising wash hand basin set on vanity unit and panelled bath with shower over. Finished with a heated towel rail, recessed LED lighting, tiled floor, tiled walls, and fitted mirrored vanity cupboard.

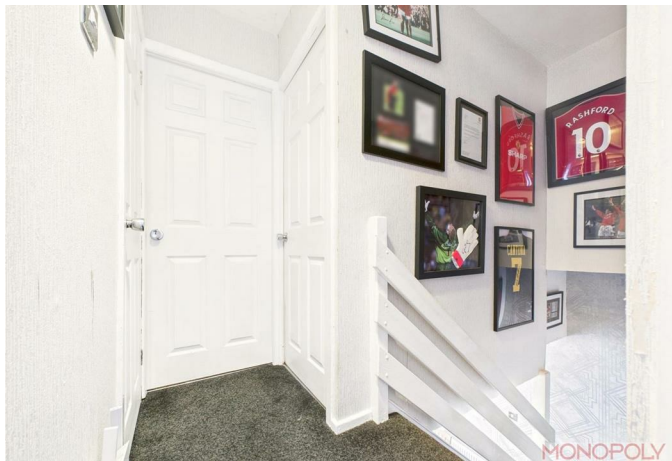
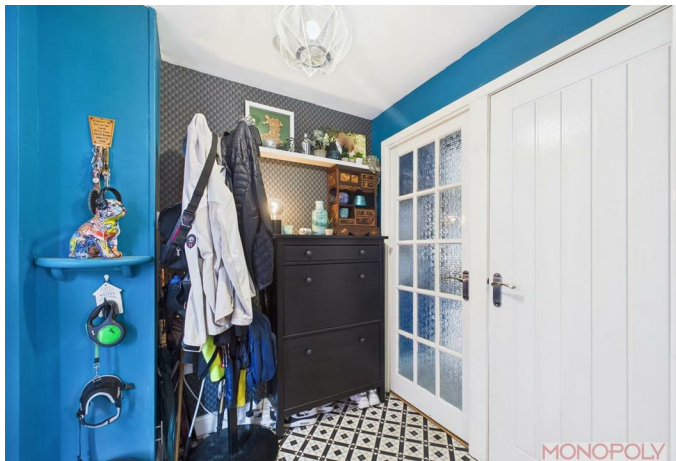
WC

Two piece suite comprising low-level WC and wash hand basin. Tiled floor, part tiled walls, ceiling light point and uPVC double glazed window to the side elevation.

Garage

Single garage with electric up and over door. Space





and plumbing for washing machine, tumble dryer and additional white goods. Lighting, power sockets, electric meters and additional hardwood door providing access to rear garden area.

Outside

To the front, a block-paved driveway provides parking for up to three vehicles, complemented by a neatly kept lawn and established shrubs. A gated pathway along the side of the garage leads to the beautifully landscaped rear garden. This attractive outdoor space features tiered wooden decking with steps down to an artificial lawn, creating a low-maintenance yet inviting setting. Additional highlights include slate chipping borders, a greenhouse, boundary fencing for privacy, exterior lighting, and an outside tap.

Additional Information

The present owners have resided in the property for 28 years and have made a number of improvements during that time including new kitchen, bathroom, flooring, windows and doors. The combination boiler was fitted three years ago and has been serviced every year.

Important Information

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.







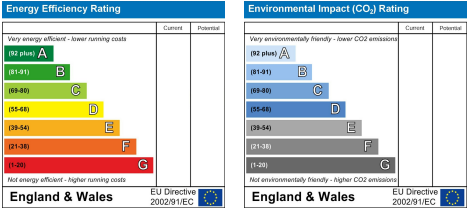


MONEY LAUNDERING REGULATIONS 2003

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.

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