



## Laurel Close, Wrexham LL12 8XQ

### £425,000

Situated in a quiet cul-de-sac in the popular residential area of Marford, this four bedroom detached property is a perfect location for families seeking a spacious family home in a village location. The two spacious reception areas with additional conservatory and kitchen/breakfast area, provides ample downstairs living space along with a downstairs WC and a double garage. The first floor offers four bedrooms, of which two are double and a family bathroom. Additionally, the property boasts a private driveway with space for two vehicles allowing for easy access and convenience for residents and guests alike. There are pleasant garden areas to the front and rear with a good degree of privacy. Whether you are looking to settle down in a peaceful neighbourhood or seeking a family-friendly environment, this property on Laurel Close is a wonderful opportunity to personalise a spacious family home.

- FOUR BEDROOM DETACHED FAMILY HOME
- KITCHEN/BREAKFAST ROOM
- FOUR PIECE MODERN BATHROOM
- FRONT AND REAR GARDENS
- QUIET CUL-DE-SAC
- TWO SPACIOUS RECEPTION ROOMS
- DOWNSTAIRS WC
- CONSERVATORY
- DOUBLE GARAGE AND DRIVEWAY
- VILLIAGE LOCATION



## Entrance Hall

UPVC double glazed door leading into entrance hallway with newly fitted 'Amtico' flooring, stairs rising to first floor, understairs storage cupboard, ceiling light point, panelled radiator and doors off to lounge, cloakroom and kitchen.

## Downstairs WC

Two piece suite with low-level WC and pedestal wash hand basin. Gloss tiled flooring, tiled walls, panel radiator, ceiling light point and uPVC double glazed window to the front elevation.

## Kitchen/Breakfast Room

Housing a range of wooden wall, drawer and base units with work surface over. Integrated appliances to include freezer, fan assisted oven, gas hob and extractor over. 1 1/2 stainless steel sink unit with mixer tap over. Space for fridge and plumbing for washing machine. High gloss tiled flooring, space for dining table, panelled radiator, ceiling light point, brick tiled splashback and uPVC double glazed window to the rear elevation overlooking the garden area. Space for breakfast table. UPVC double glazed frosted door to outside. Engineered oak doors off to dining room and entrance hall.

## Lounge

UPVC bay style window to the front elevation with deep sill. Newly fitted carpet flooring. Living flame gas fire with marble hearth and surround. Two wall lights and ceiling light point and panelled radiator. Engineered oak doors off to entrance hall and dining room.

## Dining Room

UPVC double glazed sliding doors into conservatory, newly fitted carpet, panelled radiator and ceiling light point. Engineered oak doors leading into kitchen and lounge.

## Conservatory

UPVC double glazed windows with vertical blinds. Door to garden area and tiled flooring.

## Landing Area

Newly fitted carpet flooring, engineered oak doors off to bedrooms and bathroom, uPVC double glazed window to the side elevation and access to loft.

## Bedroom One

UPVC double glazed window to the rear elevation overlooking garden area with vertical blinds. Newly fitted carpet flooring, panelled radiator and ceiling light point.

## Bedroom Two

UPVC double glazed window to the front elevation. Built in wardrobe with shelves. Newly fitted carpet flooring, panelled radiator and ceiling light point.

## Bedroom Three

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

## Bedroom Four

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

## Bathroom

Four piece suite comprising panelled bath, low level WC, pedestal wash hand basin and walk in double mains shower with screen. Tiled walls and flooring. Two heated towel rails, shave point, ceiling light point and extractor. UPVC double glazed frosted window to the side elevation.

## Garage

A spacious double garage with electric doors, power and lighting. Housing the Worcester combination boiler and electric box. Storage in the eaves of the garage.

## Outside

To the front you will find a spacious tarmacadam





driveway with space for two vehicles. Pleasant front garden area mainly laid to lawn. Pathway leads to sheltered porch area. There is a path which runs alongside the property to the rear.

The rear garden offers a good degree of privacy and sunshine throughout the day. There is both a slabbed and block paved patio area with space for garden furniture. Steps lead up to the garden which is mainly laid to lawn with a brick built wall, various trees and shrubberies to the border. To the boundary you will find fencing and conifer hedging offering privacy to the rear.

There is a summerhouse which is remaining at the property with both power and lighting as well as an additional garden shed. You can access the rear of the garage. There are also external power sockets, lighting and an external tap.

### Additional Information

The present occupier has been at the property for a number of years and had made a number of improvements including a new combination boiler 6 years ago, new flooring throughout, windows and some improvements to electrics including electrical box.

### 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 details must therefore be taken as a guide only.

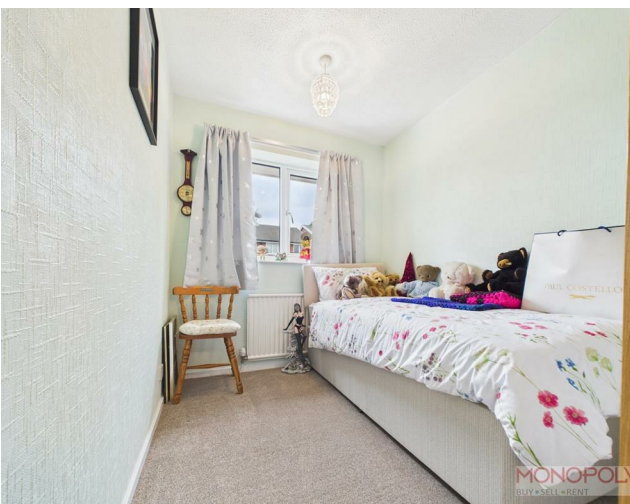


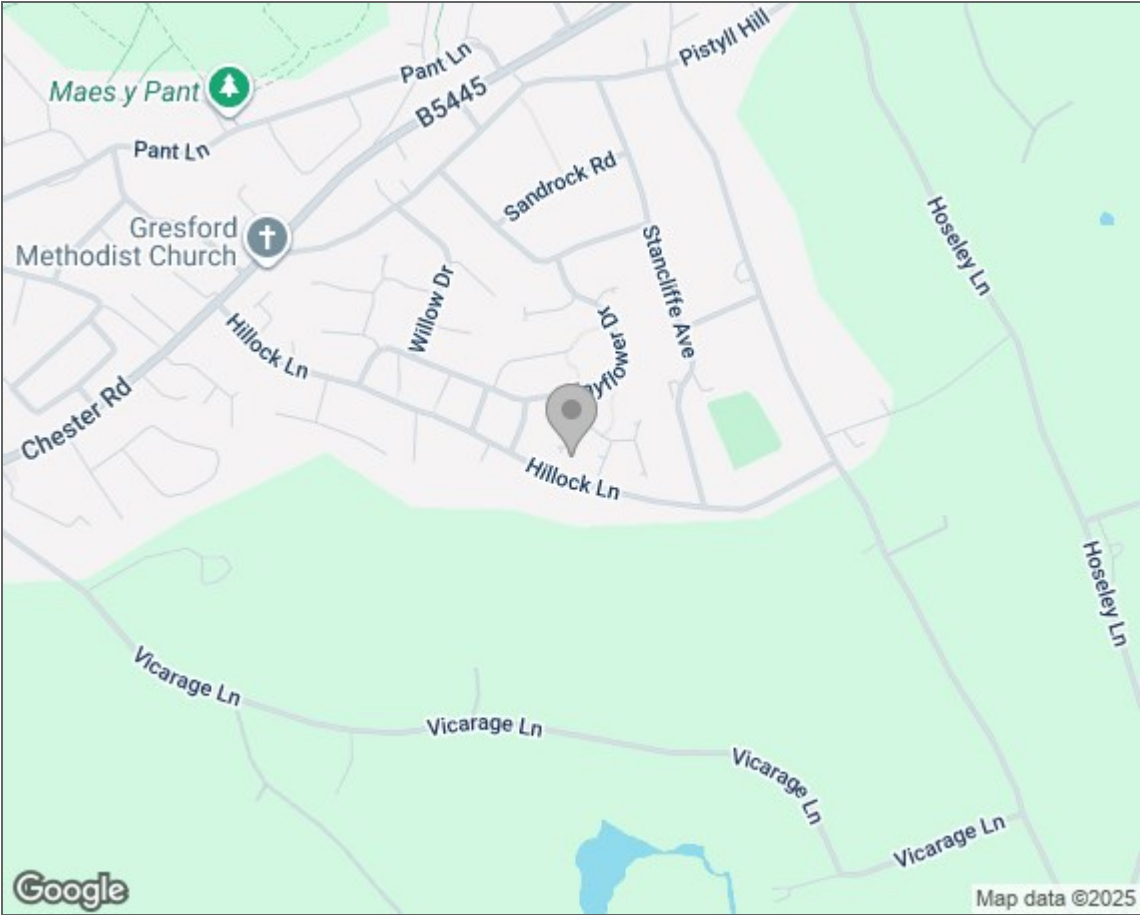












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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