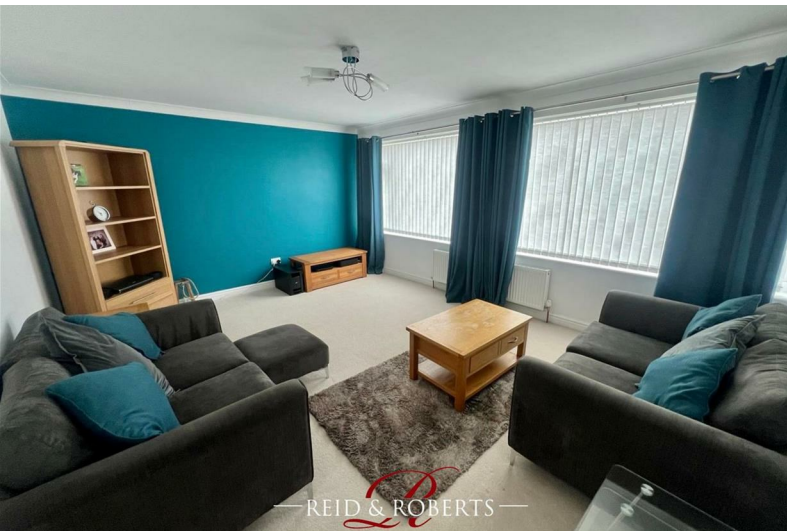




3 Bells Way

Marchwiell, Wrexham, LL13 0SH

£260,000



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Entrance Hall

Upvc double glazed door to the side elevation, panel radiator, stairs leading to the first floor, laminate flooring, doors leading off to the Lounge, downstairs WC and Kitchen.

Lounge

16'5" x 12'7" (5.01m, 3.85m)

Featuring a Upvc double glazed window overlooking the front, a panel radiator, coved ceiling, TV aerial point, and neutral coloured carpets.

Kitchen/Diner

19'6" x 8'7" (5.96m x 2.63m)

The expansive kitchen is equipped with a variety of Oak wall, drawer, and base units, complemented by worktop surfaces and a stainless steel sink unit with a mixer tap. It also features a built-in oven and microwave, a 4-ring gas hob, and an extractor fan. Additionally, there is space for a freestanding fridge freezer, a panelled radiator, an understairs storage cupboard, and a UPVC double glazed window to the rear elevation, as well as a UPVC double glazed door to the side.

Downstairs WC

The white two-piece bathroom set includes a wash hand basin and a low-level WC. The laminate flooring extends throughout the room, complemented by a panel radiator and a Upvc double glazed window on the side elevation.

First Floor Accommodation

Landing Area

The side elevation features a Upvc double glazed window, providing ample natural light. Additionally,

there is loft access and doors that lead to the Bedrooms and Bathroom.

Bedroom One

13'3" x 12'6" (4.05m x 3.82m)

The front elevation features an Upvc double glazed window, providing ample natural light. Additionally, there is a panel radiator, Tv aerial point, neutral coloured carpets.

Bedroom Two

12'2" x 10'4" (3.73m x 3.15m)

Upvc double glazed window to the rear elevation. Additionally, there is a convenient built-in storage space over the stairs. The room is equipped with a panel radiator, neutral coloured carpets, TV aerial point.

Bedroom Three

8'6" x 8'2" (2.61m x 2.49m)

The front elevation features an Upvc double glazed window, providing ample natural light. Additionally, there is a panel radiator, Tv aerial point and laminate flooring.

Bathroom

contemporary three-piece suite includes a P-shaped panel bath with a mains shower attachment above, accompanied by a curved glass shower screen. The suite also features a wash hand basin with mixer taps and a low-level WC. The walls are fully tiled, and the flooring is laminate for easy maintenance. chrome heated towel rail, The rear elevation is adorned with a UPVC double glazed frosted window, ensuring privacy and natural light.

Outside

To The Front

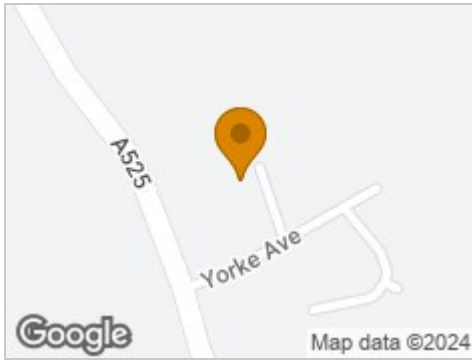
The front Driveway leads to a Single Garage, offering plenty of off-road parking. Additionally, there is a well-maintained lawn garden area.

To the Rear

Featuring a fully enclosed rear garden with both Patio and Lawned areas, this property offers a convenient outdoor space. The garden is designed for easy upkeep, with a small border of mature shrubs. It is an ideal setting for individuals who appreciate spending time outdoors without the need for extensive gardening



Road Map



Hybrid Map



Terrain Map



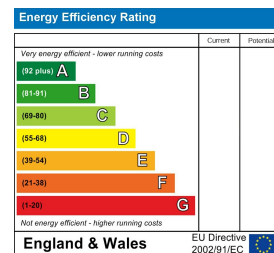
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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