



## 4 Oak Drive

Marford, Wrexham, LL12 8XT

£260,000



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## Entrance

11'3" x 5'6" (3.43m x 1.68m)

The entrance to the property is through a front-facing timber door, which features a single glazed panel. This door opens into the entrance hall, where a staircase leads to the first floor. A storage cupboard is conveniently situated beneath the stairs, panel radiator. There are several doors leading to different areas of the property.

## Cloakroom

5'1" x 3'1" ( 1.57m x 0.94m)

furnished with a low level WC and a wash hand basin. A wall-mounted combination boiler, installed in January 2022, efficiently provides heating. Additionally, an opaque window is located to the side.

## Lounge/ Diner

20'0" x 9'6" (6.12m x 2.92m)

living flame gas fire, nestled within a granite hearth and framed by a contemporary Adams style surround, becomes the focal point of this room. The spacious layout allows for a dining table and chairs, Natural light streams in through the Upvc double glazed window at the front and the patio doors at the rear, panel radiator.

## Kitchen

9'6" x 7'4" ( 2.92m x 2.26m)

Housing a range of light oak wall, base and drawer units with complimentary worktop surfaces over. inset stainless steel sink unit and drainer with mixer tap and tiled splashbacks. Integrated electric oven, hob and extractor hood above. Space and plumbing for a washing machine. Space for a tall fridge-freezer. Laminate flooring. panel radiator. Upvc double glazed window to the rear elevation. Stable style door to the side.

## Landing

Loft access. Window to side. Doors to:

## Bedroom One

10'7" x 9'6" (3.25m x 2.90m)

Upvc double glazed window to the rear elevation, panel radiator.

## Bedroom Two

9'6" x 8'3" (2.90m x 2.54m)

Upvc double glazed window to the front elevation, panel radiator.

## Bedroom Three

9'1" x 8'0" (2.79m x 2.44m)

Upvc double glazed window to the rear elevation, panel radiator.

## Bathroom

9'1" x 5'1" (2.79m x 1.57m)

This bathroom features a low level WC, a wash hand basin with a mixer tap, and a P-shaped panel enclosed bath with a thermostatic shower above. The walls are fully tiled, and there is a chrome heated towel rail. An opaque window to the front provides privacy.

## Garage

This brick-built garage is detached and comes equipped with power and light, along with an up and over garage door.

## Outside

The front of the property boasts a well-maintained garden with both lawned and shrubbed areas, complemented by a gravelled off-road parking space and a separate brick built garage. A timber gated side access leads to the rear garden, which offers a delightful sunny aspect and features a patio seating area, as well as lawns and shrubbed gardens.

## EPC Rating

TBC

## Council Tax Band

TBC

Tel: 01978 353000

### Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

### To Make An Offer

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Money Laundering Regulations

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Loans

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

### Services

The agents have not tested the appliances listed in the particulars.

### Floor Plan

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

### Hours Of Business

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



## Road Map



## Hybrid Map



## Terrain Map



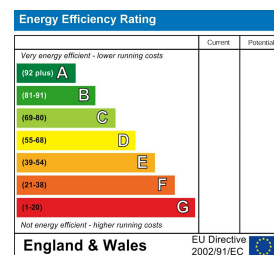
## Floor Plan



## 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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