



2 Oak Drive

Marford, LL12 8XT

£335,000



2 Oak Drive

Marford, LL12 8XT

£335,000



Entrance Porch

Upvc double glazed window to the side elevation, tiled floor and Upvc double glazed 'French' doors open to:

Reception Hall

4'6" x 9'9" (1.38m x 2.99m)

Stairs leading to the first floor accommodation, coved ceiling, wood effect laminate flooring, double panelled radiator.

Doors leading into:

Downstairs Cloakroom

2'7" x 5'5" (0.80m x 1.66m)

Two piece suite comprising: Low level W/C and wall mounted wash hand basin, part tiled walls, wood effect laminate flooring and Upvc double glazed frosted window to the front elevation.

Lounge

10'5" x 17'9" (3.19m x 5.42m)

Upvc double glazed double aspect windows proving an abundance of natural light, electric stove effect fire sat on a marble hearth with wooden surround, two double panelled radiators and wood effect laminate flooring.

Dining/Sitting Room

7'11" x 16'5" (2.43m x 5.02m)

This spacious room has room for a table and sofa area having a Upvc double glazed window to the font elevation, coved ceiling, double panelled radiator and wood effect laminate flooring.

Kitchen

9'8" x 7'5" (2.95m x 2.27m)

Modern re-fitted Housing a modern range of grey gloss wall, base and drawer units with contemporary work surface as over and complimentary splash backs, inset 'Franke' sink with mixer tap over, built in Smeg electric oven and grill with 4 ring induction hob and angled contemporary extractor, void and plumbing for washing machine and dishwasher with an additional void for an under counter fridge or freezer, marble effect laminate flooring and walk -in built-in under stairs storage cupboard.

Archway leading into :

Conservatory

11'2" x 10'2" (3.42m x 3.11m)

Upvc double glazed units to the side and rear elevations proving natural light with poly-carbonate roof panels, Upvc double glazed doors to the front opening to the driveway and to the side opening to the side lawned garden, double panelled radiator and laminate flooring throughout.

Landing

Upvc double glazed window, loft access hatch and doors off into:

Bedroom One

9'0" x 17'9" (2.75m x 5.42m)

Fitted with a range of built in wardrobes with sliding doors, wood effect laminate flooring, Upvc double glazed windows to the front and side elevations and double panelled radiator.

Bedroom Two

7'10" x 10'2" (2.39m x 3.11m)

Upvc double glazed window to the side elevation,

double panelled radiator and wood effect laminate flooring.

Bedroom Three

9'6" x 7'4" (2.91m x 2.25m)

Built in storage unit/cupboard, Upvc double glazed window to the front elevation, wood effect laminate flooring and double panelled radiator.

Family Bathroom

Larger than average bathroom having a modern three piece suite comprising: panelled bath with mixer tap over, vanity sink with mixer tap and cupboards beneath and back to the wall w/c with dual flush, fully tiled walls, chrome heated towel rail, marble effect vinyl flooring and built in cupboard housing central heating boiler.

Garage

Up and over door, power and light access through to the Conservatory.

Outside

The property is approached via a concrete driveway, which provides ample parking and leads to the single bay detached garage. To the right of the

property is a lawned garden, enclosed with live hedging. The side garden comprises of a further lawn with a secluded sunken patio area (ideal for a hot tub) surrounded by mature hedging and a dwarf wall, with a further paved patio area.

Viewing Arrangements

Mortgage Advice

To Make An Offer

Misrepresentation Act

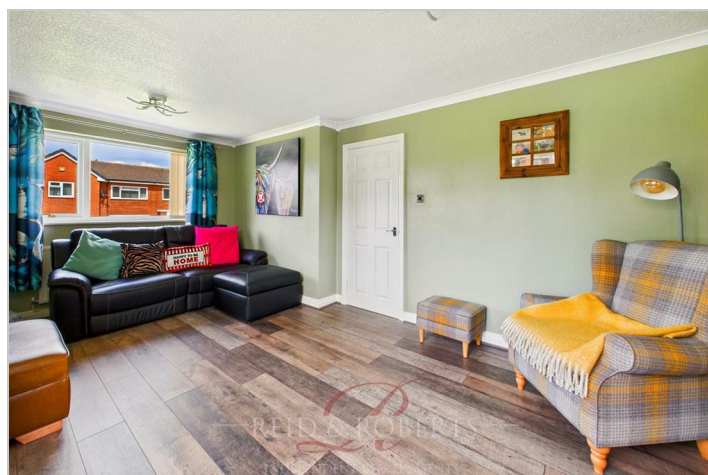
Money Laundering Regulations

Services

Loans

Hours Of Business

Floor Plan



Road Map



Hybrid Map



Terrain Map



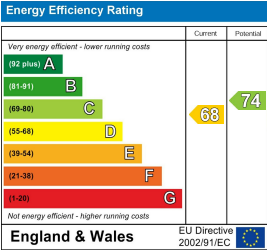
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.