



Marcella Crescent, Wrexham, LL13 0RX  
**Price £220,000**

Reference: 19240998

Date: Add text here

**TENURE:** Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.  
**POSSESSION:** Add text here  
**SERVICES:** Add text here  
**OUTGOINGS:** Council Tax Band details available from Wrexham County Borough Council  
**VIEWING:** Add text here



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## Description

A spacious three double bedroom detached family home with garage located in this established residential area within the popular village of Marchwiell. Briefly comprising an enclosed porch, hallway with stairs to first floor landing and store cupboard, ground floor cloaks/w.c, good sized lounge with double doors opening into the family sized dining room with patio doors leading to the conservatory. The fitted kitchen includes integrated appliances and an internal door to the dining room. On the first floor there are three double bedrooms and a bathroom with bath and separate shower enclosure. Externally a private drive leads to the car port and detached garage with electric door. The low maintenance gardens extend to the front and rear, with the rear garden having a sunny aspect. The property has the benefit of gas fired central heating and upvc double glazing. NO CHAIN. Energy Rating - TBC

### LOCATION

Located within the popular village of Marchwiell, approximately three miles from Wrexham City Centre having the benefit a good range of convenient facilities and amenities to include hairdressers, local shop, public house, Cricket Club and a primary school. The village is also within the catchment for the popular Penley Secondary School. Pleasant countryside walks within Erddig National Trust Parkland are nearby together with good road links giving access into Wrexham City Centre and the Wrexham Industrial Estate, therefore allowing for daily commuting to the major commercial and industrial centres of the region.



### DIRECTIONS

Proceed out of Wrexham along the A525 in the direction of Whitchurch. After approx. 2 mile you will enter the village of Marchwiell. After the Church, turn left into Station Road and then next right, passing the School. Continue along The Ridgeway and then turn left onto Marcella Crescent where the property will be observed on the right.

### ON THE GROUND FLOOR

Upvc part glazed entrance door opens to:

### ENCLOSED PORCH

Having part glazed door giving access to the:

### HALLWAY

Having turned staircase to first floor landing, radiator and useful storage cupboard housing the modern Worcester gas fired central heating boiler.

### GROUND FLOOR CLOAKS/W.C

Appointed with a w.c, radiator, wash basin set within modern vanity cupboard, upvc double glazed window and coving to ceiling.

### LOUNGE

17'9 x 11'9

A good sized reception room with upvc double glazed window to front, radiator, brick fireplace, coving to ceiling and part glazed doors opening to the:

### DINING ROOM

11'9 x 11'9

Living flame gas fire set within surround, coving to ceiling, radiator, internal door to kitchen and double glazed sliding patio doors opening to the:

### CONSERVATORY

9'2 x 6'7

Upvc double glazed windows overlooking the rear garden and side French doors.

### KITCHEN

15'9 x 9'8

Fitted with a range of base and wall units with work surface areas incorporating a four ring gas hob with extractor hood above, double oven/grill, stainless steel sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, coving to ceiling, plumbing for washing machine, integrated fridge, integrated freezer, part tiled walls, and upvc part glazed external door.

### ON THE FIRST FLOOR

Approached via the turned staircase from the hallway to:

### LANDING

With upvc double glazed window to half landing and upvc double glazed window to front, ceiling hatch to roof space and doors off to all rooms.

### BEDROOM ONE

13'0 x 9'9

Upvc double glazed window to rear, radiator, fitted wardrobes, drawer units and overhead storage cupboards.

### BEDROOM TWO

11'8 x 9'5

Upvc double glazed window to front and radiator.

### BEDROOM THREE

9'9 x 9'3

A good sized third bedroom which can accommodate a double bed and having sliding door fitted wardrobes housing the hot water cylinder, upvc double glazed window to rear and radiator.

### BATHROOM

Appointed with a four piece white suite of twin grip panelled bath, wash basin, low flush w.c, separate shower enclosure with electric shower unit, part tiled walls, radiator and upvc double glazed window.

### OUTSIDE

The property is approached from the front via a private driveway which gives access to a car port which continues to a brick built detached garage (16'8 x 7'8) having electric up and over door, lighting, power sockets and upvc double glazed window to rear. To the front of the property is a low maintenance decorative gravelled garden with flowerbeds. The rear garden enjoys a sunny aspect and includes paved patio areas, flowerbeds, rose arch and cold water tap.

### COUNCIL TAX BAND - E