









37 Meadows View Marford, Wrexham, LL12 8LS

A spacious 4 double bedroom detached family home with garage and private sunny aspect rear garden located within the desirable village of Marford between Wrexham and Chester with an excellent range of convenient amenities, frequent bus service, schools and parkland walks all within close proximity. The accommodation requires a degree of modernisation to recreate a lovely family home and briefly comprises an enclosed entrance porch, hall with stairs to 1st floor landing and useful store cupboard, cloaks/w.c., dual aspect lounge with access to the rear garden, dining room that adjoins the kitchen breakfast room, side hall with utility off. The 1st floor landing connects the 4 good sized bedrooms and a bathroom. To the outside, the private driveway provides ample parking and leads to the garage. A side path continues to the rear garden which is a particular feature having paved patio, lawned gardens and privacy hedging. NO CHAIN. Energy Rating - D (59)

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- · A spacious detached family home
 - · Within the desirable village of Marford
- Enclosed entrance porch, hallway, cloaks/w.c Dual aspect lounge, dining room
- · Four good sized bedrooms
- · Garden to rear

- Bathroom

- Requiring a degree of modernisation to recreate a lovely family home
- · Kitchen/breakfast room, side hall, utility room
- · Private driveway, garage

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

ENCLOSED PORCH

HALLWAY

CLOAKROOM/W.C

LOUNGE

19'3 x 10'5 (5.87m x 3.18m)

DINING ROOM

10'11 x 10'9 (3.33m x 3.28m)

KITCHEN/BREAKFAST ROOM

12'6 x 10'3 (3.81m x 3.12m)

SIDE HALL

UTILITY ROOM

9'5 x 5'5 (2.87m x 1.65m)

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

12'1 x 10'2 (3.68m x 3.10m)

BEDROOM TWO

12'2 x 8'0 (3.71m x 2.44m)

BEDROOM THREE

11'5 x 10'7 (3.48m x 3.23m)

BEDROOM FOUR

14'1 x 8'5 (4.29m x 2.57m)

BATHROOM

11'4 max x 6'9 max (3.45m max x 2.06m max)

OUTSIDE

COUNCIL TAX BAND - F



Directions

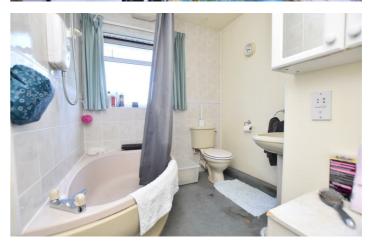
















Floor Plan



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