



## 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)

Price £375,000

# 37 Meadows View

Marford, Wrexham, LL12 8LS



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

**Ground Floor**  
Approx. 77.2 sq. metres (830.7 sq. feet)



**First Floor**  
Approx. 58.3 sq. metres (627.3 sq. feet)



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	