









67 The Ridgeway

, Marchwiel, LL13 0RU

A spacious 3 bedroom detached family home with the option of a ground floor 4th bedroom if required set amongst a lovely established rear garden conveniently located within the popular village of Marchwiel with its range of amenities, primary school and road links to Wrexham, Whitchurch etc. The property has been well maintained by the current owners and briefly comprises a Upvc part glazed entrance door opening to the enclosed porch, welcoming hall with stairs to 1st floor landing, dual aspect lounge with living flame gas fire, versatile sitting room/playroom or 4th bedroom, stylishly appointed fitted kitchen dining room with gloss fronted base and wall cupboards and integrated appliances, rear hall with access to the garage and cloaks/utility. The 1st floor landing with useful store cupboard gives access to the 3 double bedrooms and a family bathroom. To the outside, a private drive alongside a decorative gravel front garden leads to the garage. A gated side path continues to the rear garden which is a particular feature enjoying a good degree of privacy, sunny aspect, well stocked flower beds, paved patio and lawned area. Energy Rating - D (62)

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- · A spacious detached family home
- · Dual aspect lounge
- · Three double bedrooms
- · Sunny aspect rear garden
- Conveniently located within popular village
- Sitting room/fourth bedroom
- · Family bathroom

- Enclosed porch, welcoming hallway
- Kitchen/dining room
- · Private driveway & garage

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

ENCLOSED PORCH

HALLWAY

LOUNGE

21'9 x 11'3 (6.63m x 3.43m)

SITTING ROOM/FOURTH

BEDROOM

12'8 x 9'2 (3.86m x 2.79m)

KITCHEN/DINING ROOM

17'0 x 8'9 max (5.18m x 2.67m max)

REAR HALL

CLOAKS/UTILITY

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

14'4 x 9'1 (4.37m x 2.77m)

BEDROOM TWO

11'5 x 9'6 (3.48m x 2.90m)

BEDROOM THREE

10'7 x 7'6 (3.23m x 2.29m)

BATHROOM

OUTSIDE

GARAGE

17'9 x 8'4 (5.41m x 2.54m)

GARDENS

COUNCIL TAX BAND - E



Directions













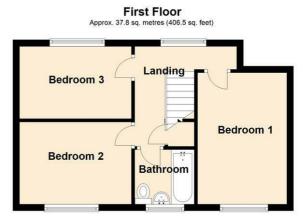




Floor Plan

Ground Floor Approx. 70.5 sq. metres (759.0 sq. feet)





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