



## 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)

**Price £280,000**

# 67 The Ridgeway

, Marchwiell, LL13 0RU



- A spacious detached family home
- Conveniently located within popular village
- Enclosed porch, welcoming hallway
- Dual aspect lounge
- Sitting room/fourth bedroom
- Kitchen/dining room
- Three double bedrooms
- Family bathroom
- Private driveway & garage
- Sunny aspect rear garden

## LOCATION

## REAR HALL

## GARAGE

## DIRECTIONS

## CLOAKS/UTILITY

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

## ON THE GROUND FLOOR

## ON THE FIRST FLOOR

## GARDENS

## ENCLOSED PORCH

## LANDING

## COUNCIL TAX BAND - E

## HALLWAY

## BEDROOM ONE

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

## LOUNGE

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

## BEDROOM TWO

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

## SITTING ROOM/FOURTH BEDROOM

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

## BEDROOM THREE

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

## KITCHEN/DINING ROOM

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

## BATHROOM

## OUTSIDE



[Directions](#)



# Floor Plan

## Ground Floor

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



## First Floor

Approx. 37.8 sq. metres (406.5 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>		62	
(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	76