



1 The Groves, Wrexham, LL13 0RS

Price £166,000

Available with No Onward Chain - Be the first to snap up this fantastic three-bedroom end terrace family residence situated in the desirable location of Marchwiel.

In need of renovation and modernisation the living accommodation briefly comprises; entrance hall, lounge, kitchen and diner. On the first floor there are three bedrooms, family bathroom and separate w/c.

The property has the advantage of double-glazed windows and a Gas Central Heating System.

Externally the property has beautiful gardens to the front and there is a yard with outbuilding, shed and greenhouse.

This property would make a perfect family home and an internal inspection is absolutely essential to fully appreciate what is on offer for sale.

Please contact Wingetts to arrange a viewing.

Energy Rating - D (57)

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

From the Wrexham town centre proceed out of town on the A525 Whitchurch Road and continue into the village of Marchwiell taking a left turn into Station Road and left into Piercy Avenue and proceed until you reach the The Groves.

Entrance Hallway

With fitted carpet, radiator, smoke alarm, thermostat and composite external door.

Lounge 11'1 max x 10'0 (3.38m max x 3.05m)

Great living space having fitted carpet, double glazed bay window, power points, gas fireplace with marble effect hearth and surround and 2 x radiator.

Dining Room 11'1 max x 10'0 (3.38m max x 3.05m)

The dining room area is the perfect room to relax and enjoy a meal. With fitted carpet, original coal fireplace, radiator, power points and double glazed window x 2.

Kitchen 6'6 x 14'3 (1.98m x 4.34m)

Fitted with a range of wall and base units with worktops and tiled splashback, tiled flooring, power points, sink with drainer and mixer tap and external door leading to the outbuilding. Additionally there is space for a oven, integrated fridge, plumbing for washing machine and useful downstairs storage.

Landing

With fitted carpet, storage cupboard with Worcester combi boiler, loft access which has a ladder, boarded, insulated and with power.

Bedroom One 9'3 x 15'0 (2.82m x 4.57m)

A very bright front aspect double bedroom with 3 double glazed window, power points, radiator and fitted carpet.

Bedroom Two 11'1 max x 11'8 max (3.38m max x 3.56m max)

Front aspect double bedroom with double glazed window X 2, power points, radiator, original fireplace and fitted carpet.

Bedroom Three 7'5 max x 9'0 (2.26m max x 2.74m)

Single bedroom with fitted carpet, double glazed window, radiator and power points.

Family Bathroom

Fitted with a two piece suite comprising of a wash hand basin, panelled bath with electric shower, fully tiled walls, vinyl flooring and frosted double glazed window.

Separate w/c

Fitted with a of a low level w.c , fully tiled walls, vinyl flooring, double glazed window and radiator.

Exterior

Externally the property has beautiful gardens to the front and there is a yard with outbuilding, shed and greenhouse. Additionally there is an outdoor tap

Outbuilding

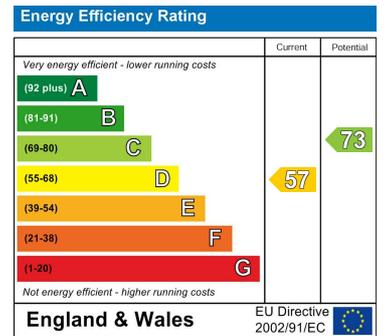
With power, pantry cupboard.

Floor Plan

Area Map



Energy Efficiency Graph



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