



Aquino Taliesin

Marchwiel, Wrexham, LL13 0RF

A spacious and extended 4 double bedroom detached family home with garage situated on a corner plot within the popular village of Marchwiel with its range of convenient amenities, countryside walks and primary school. The accommodation has the benefit of gas fired central heating and Upvc double glazing and briefly comprises an enclosed entrance porch, hall with staircase to 1st floor landing, lounge with the warmth of a living flame gas fire, sitting room/play room, dining room, fitted kitchen breakfast room, 2 double bedrooms and a bathroom on the ground floor together with 2 further double bedrooms on the 1st floor. To the outside, a gated driveway provides parking and leads to the garage with electric door. The well established gardens extend mainly to the front and sides and include lawned areas, patio, privacy hedging and useful lockable store shed. NO CHAIN. Energy Rating - D (60)

Price £318,000

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- A spacious and extended detached family home
- Lounge, sitting/playroom
- Family bathroom
- Established gardens
- Situated within the popular village of Marchwiell
- Dining room, kitchen/breakfast room
- Two bedrooms to first floor
- Enclosed entrance porch, hallway
- Two bedrooms to ground floor
- Gated driveway, garage

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

ENCLOSED PORCH

HALLWAY

LOUNGE

18'0 x 11'8 (5.49m x 3.56m)

DINING ROOM

11'8 x 10'9 (3.56m x 3.28m)

KITCHEN

10'0 x 8'8 (3.05m x 2.64m)

SITTING ROOM

10'5 x 11'1 (3.18m x 3.38m)

BEDROOM THREE

11'0 x 9'5 (3.35m x 2.87m)

BEDROOM FOUR

10'2 x 9'9 (3.10m x 2.97m)

INNER HALL

BATHROOM

ON THE FIRST FLOOR

LANDING

BEDROOM TWO

13'4 x 10'9 (4.06m x 3.28m)

BEDROOM ONE

15'1 x 12'0 (4.60m x 3.66m)

OUTSIDE

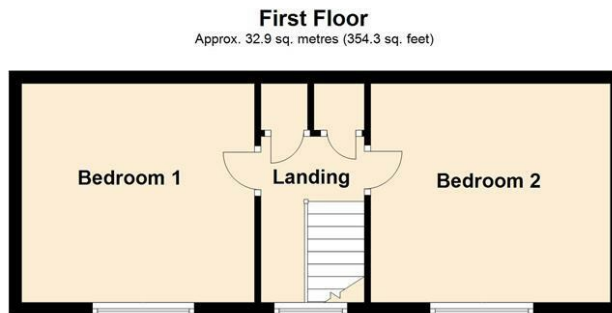
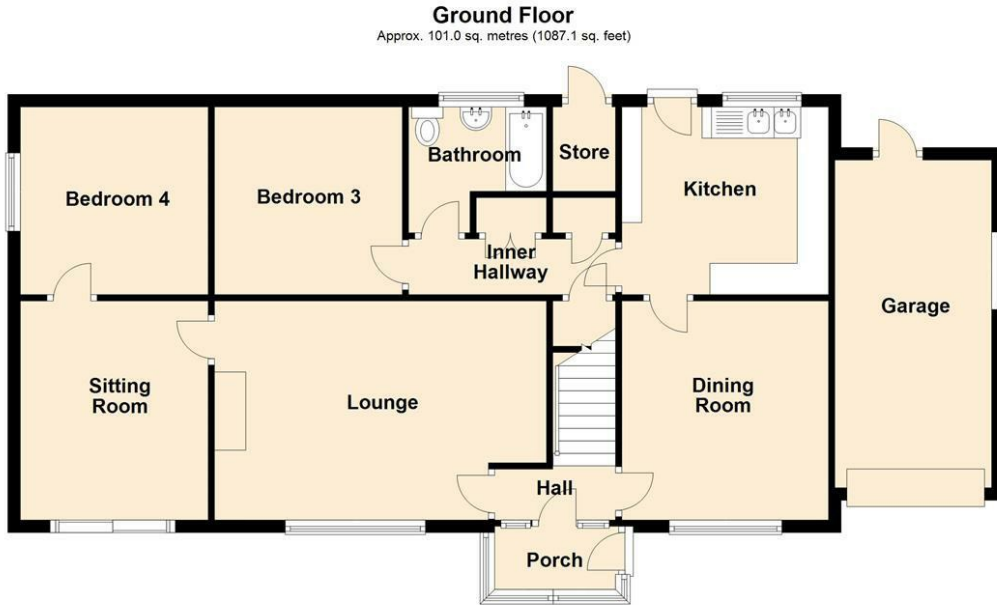
COUNCIL TAX BAND - E



[Directions](#)



Floor Plan



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29 Holt Street, Wrexham, LL13 8DH
Tel: 01978 353553 Email: sales@wingetts.co.uk www.wingetts.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D	60		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	