

Wingetts

More than just estate agents



4 Marcella Crescent, Wrexham, LL13 0RX

Price £250,000

A well maintained 3 bedroom detached house with garage and sunny aspect rear garden conveniently located within the sought after village of Marchwiel with its popular primary school, village shop and highly regarded Penley Secondary School within the catchment. Having the benefit of gas fired central heating and Upvc double glazing, the property briefly comprises an open fronted porch, hall with stairs to 1st floor and store cupboard below, lounge overlooking the front garden, dining room which leads to the conservatory and well appointed kitchen with integrated appliances. The 1st floor landing connects the 3 bedrooms, 2 of which are doubles, and family bathroom with shower over the bath. Externally, a private drive provides parking for 3 cars and leads to the detached garage. The garden to the front is mainly lawned and bordered by privacy hedging. The rear garden enjoys a good degree of privacy with patio area, lawn beyond, summerhouse and timber shed. NO CHAIN.

Energy Rating - D (63)

LOCATION

Located within the popular village of Marchwiel, 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

Proceed out of Wrexham along the A525 in the direction of Whitchurch. After approx. 2 mile you will enter the village of Marchwiel. After the Church, turn left into Station Road and then next right, passing the School. Continue along The Ridgeway and then turn left onto Marcella Crescent where the property will eventually be observed on the left.

ON THE GROUND FLOOR

Open fronted porch, upvc part glazed entrance door opening to:

HALLWAY

Wood effect flooring, stairs to 1st floor landing, store cupboard below, radiator, coving to ceiling and internal doors to the kitchen and lounge.

LOUNGE 14'6 x 11'7 (4.42m x 3.53m)

Upvc double glazed window overlooking front garden, living flame gas fire in surround, wall light point, coving to ceiling, double part glazed doors opening to:

DINING ROOM 10'0 x 8'9 (3.05m x 2.67m)

Wood effect laminate floor, radiator, coving to ceiling, sliding patio doors open to:

CONSERVATORY 8'7 x 8'1 (2.62m x 2.46m)

Upvc double glazed windows on brick plinth, upvc double glazed external door, ceiling light, radiator, 2 wall light points and ample electric sockets.

KITCHEN 10'4 x 8'3 (3.15m x 2.51m)

Well appointed with a shaker style range of base and wall cupboards complimented by work surface areas incorporating a 1 ½ bowl sink unit with mixer tap and Upvc double glazed window above overlooking the rear garden, integrated appliances including washing machine, dish washer, fridge, 4 ring electric hob with oven and grill below, part tiled walls, glass fronted illuminated display cabinets, radiator and part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

Galleried landing over stairwell, Upvc double glazed window, ceiling hatch to attic space, white panelled doors and storage cupboard housing the gas combination boiler.

BEDROOM ONE 12'9 x 10'6 (3.89m x 3.20m)

Upvc double glazed window to front, radiator, fitted wardrobes and drawer units.

BEDROOM TWO 11'8 x 11'3 (3.56m x 3.43m)

Upvc double glazed window to rear, radiator and freestanding wardrobes in recess.

BEDROOM THREE 9'8 x 7'0 (2.95m x 2.13m)

Upvc double glazed window, radiator and built in store cupboard.

BATHROOM 8'1 x 5'4 (2.46m x 1.63m)

Appointed with a white suite of low flush w.c. double ended wash basin within white vanity unit, bath with electric shower over and splash screen, chrome heated towel rail, tiled floor, fully tiled walls, shaver socket and Upvc double glazed window.

OUTSIDE

The property is approached along a private drive leading to:

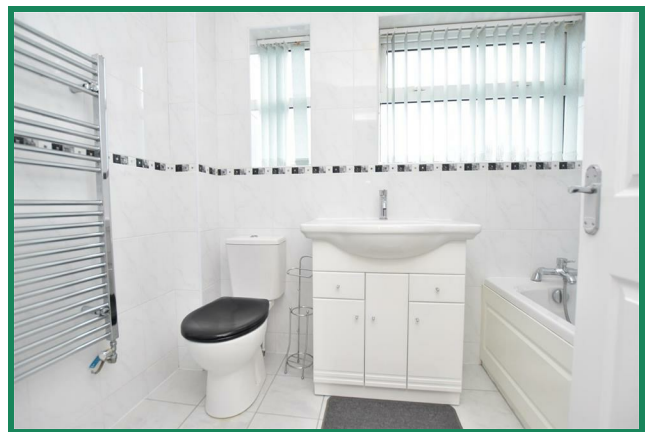
GARAGE 15'6 x 7'8 (4.72m x 2.34m)

Metal up and over door, lighting and power.

GARDENS

To the front is a path leading to the entrance door alongside a lawned garden with privacy hedging. The rear garden enjoys a good degree of privacy and sunny aspect providing an excellent outdoor entertaining space for children and adults with a paved patio, lawn, flower beds, summerhouse and garden shed.





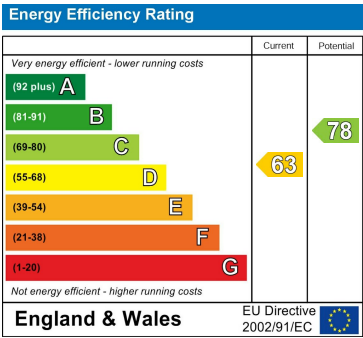
Floor Plan



Area Map



Energy Efficiency Graph



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