



## 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 £274,000

# 67 The Ridgeway , Marchwiel, LL13 0RU



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

## LOCATION

REAR HALL

## DIRECTIONS

CLOAKS/UTILITY

## ON THE GROUND FLOOR

ON THE FIRST FLOOR

## ENCLOSED PORCH

LANDING

## HALLWAY

BEDROOM ONE

## LOUNGE

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

## SITTING ROOM/FOURTH

BEDROOM TWO

## BEDROOM

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

## KITCHEN/DINING ROOM

BEDROOM THREE

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

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

## KITCHEN/DINING ROOM

BATHROOM

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

OUTSIDE

)

## GARAGE

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

## GARDENS

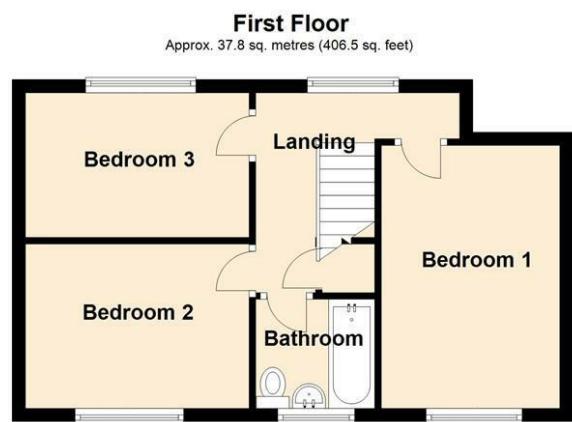
COUNCIL TAX BAND - E



## Directions



## Floor Plan



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