

BOWEN

PROPERTY SINCE 1862



Asking Price £599,000

🏠 4 Bedrooms 🚿 2 Bathrooms

Roft Cottage, Marford,
Wrexham LL12 8TF

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A modern and very well planned detached family residence offering accommodation of four good sized bedrooms (master en-suite) together with spacious living room and dining room and having a well fitted kitchen (with utility off) finished with granite-topped work surfaces having integrated appliances. The property has architectural features of bow walls to the reception hall and dining room and occupies private established gardens which are well tended and landscaped. The property is approached via a private driveway to a parking area with detached brick garage. There are paved brick pathways off to lawns and a patio seating area with a delightful mature maple. Viewing recommended.

Accommodation

On The Ground Floor:

Entrance Hall: 19' 10" x 7' 10" (6.05m x 2.40m)

Approached through a composite oak-effect door having lead-lighted and cut-glass effect reveal. Feature bow wall with twin double glazed windows to either side. Coved finish to ceiling. Radiator. Stripped effect timbers to staircase. Period pine panelled internal doors to Reception Rooms. Door-chimes. Central heating thermostat. Telephone point.



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1 King Street Wrexham LL11 1HF

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Cloakroom: 7' 11" x 2' 9" (2.42m x 0.83m) Fitted with a two piece modern white suite comprising a close flush w.c. and oval bowl vanity wash basin having double storage cabinet beneath. Chrome finished fittings including heated towel rail. Extractor fan. Period door.

Lounge: 24' 10" x 13' 10" (7.57m x 4.22m) A spacious room with deep coved finish to ceiling and two radiators. Antique pine-effect fire surround with arched topped cast-iron insert above a tiled hearth. Television aerial point. Sky television point. Double glazed window to front elevation. Double glazed French windows to rear garden.

Dining Room: 17' 11" x 11' 11" (5.47m x 3.63m) maximum. Feature curved bow wall with four double glazed windows. Swept-head double glazed window to front elevation. Radiator. Coved finish to ceiling.

Breakfast Kitchen: 13' 11" x 12' 7" (4.24m x 3.84m) Fitted with painted panel-fronted Heritage units in "Jurassic Stone" comprising a one-and-a-half-bowl stainless steel single drainer sink unit set into a range of base storage cupboards set beneath solid granite-topped work surfaces. Corner drawer pack with granite surface above having inset four-ring electric hob with concealed cooker hood. Range of matching suspended wall cupboards. Fitted "Bosch" electric oven and grill having matching microwave over. Fitted glazed-fronted dresser unit. Ceiling spot-lights. Double glazed window. Tiled floor in herringbone pattern. Period-style door to Reception Hall having stained glass and lead-lighted reveal.

Utility Room: 7' 11" x 6' 4" (2.42m x 1.94m) Fitted with high gloss white panel-fronted storage cupboards comprising a stainless steel single drainer sink unit with base and wall cabinets. Matching tall broom cupboard. Space for upright fridge freezer. Space with plumbing for automatic washing machine. Double glazed window. Tiled floor in herringbone pattern. Stable door. Central heating control. Period door.

On The First Floor:

Landing: 9' 2" x 7' 10" (2.79m x 2.40m) Loft access-point to insulated roof space. Smoke alarm. Period doors off to bedroom and also to an airing cupboard which contains the hot water cylinder with immersion heater and fitted shelving above.

Bedroom 1: 14' 9" x 13' 10" (4.49m x 4.22m) Radiator. Double glazed window. Television aerial point.

En-Suite Bath and Shower Room: 8' 8" x 7' 10" (2.64m x 2.38m) Fitted with a four piece white suite having a range of chrome finished fittings comprising a close flush w.c., pedestal wash hand basin, twin-grip panelled bath and separate shower tray having mains powered thermostatic shower fitted above. Full tiling to walls with mosaic border tiling. Range of chrome finished fittings. Double glazed window. Period style door.

Bedroom 2: 14' 0" x 12' 4" (4.26m x 3.75m) Period style door. Radiator. Double glazed windows to return elevations.









Bedroom 3: 13' 11" x 12' 3" (4.24m x 3.73m) Radiator. Double glazed window. Television aerial point. Period style door.

Bedroom 4: 10' 5" x 9' 9" (3.17m x 2.98m) Radiator. Double glazed window. Period door. Built-in walk-in storage wardrobe containing hanging rail and fitted shelving.

Bathroom: 8' 2" x 7' 9" (2.48m x 2.36m) Fitted with a four piece modern white suite comprising a close flush w.c., pedestal wash hand basin, panelled bath and separate shower tray having instant heat electric shower fitted above. Full tiling to walls with mosaic border tiling. Range of chrome finished fittings. Chrome finished heated towel rail. Double glazed window. Period door.

Outside: The property occupies a private screened location with gardens bounded by walling and private gates off a private driveway. The gates open to an ample brick paved Parking and Turning Forecourt leading to the detached brick built Garage. There are paved pathways around the property including a further pathway to a corner Seating Patio. There are lawns to front, side and rear together with Store Shed and a delightful mature maple.

EPC: EPC Rating – 62|D.

Services: All mains services are connected subject to statutory regulations.

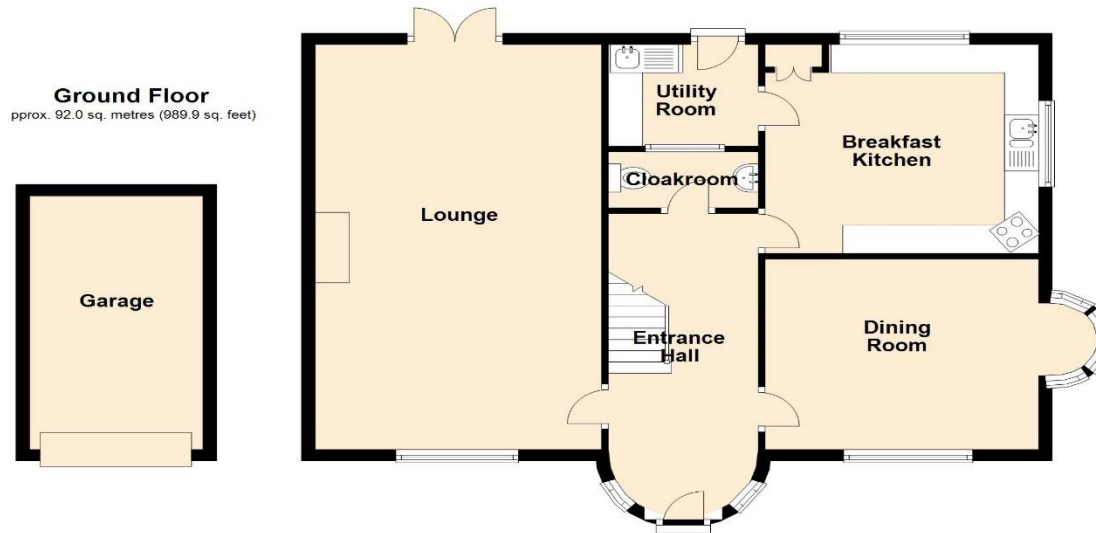
Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "G".

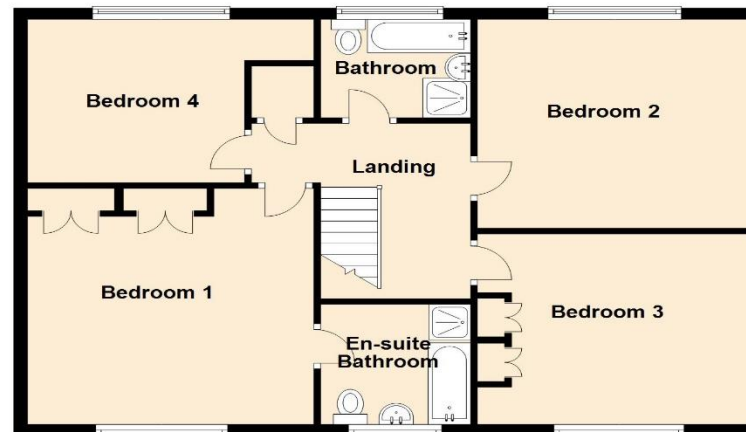
Directions: Leave Wrexham on the A483 dual carriageway continuing past the turning for Gresford down to the Rossett junction and at the roundabout turn right over the flyover bridge. Continue down the hill and at the roundabout turn right for Marford. Upon entering the village and the 30 mph speed restriction signs take the next right-hand turning onto Springfield Lane. The private driveway to the property will be observed immediately on the left.

Ground Floor
pprox. 92.0 sq. metres (989.9 sq. feet)



First Floor

Approx. 76.3 sq. metres (821.7 sq. feet)



Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

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