

# BOWEN

PROPERTY SINCE 1862



Guide Price £310,000

🏠 3 Bedrooms 🚿 2 Bathrooms

7 Berwyn Drive Marchwiel,  
Wrexham LL13 0AJ

## 7 Berwyn Drive, Marchwiel, Wrexham LL13 0AJ

### General Remarks

Situated in a popular fringe of village cul-de-sac backing directly onto farmland over which there are views, this detached family house offers bright and well planned accommodation. There is a spacious lounge and kitchen and dining room that enjoy the rural views, whilst there is also a separate utility and cloakroom. Upstairs the four bedroom accommodation has been laid out as three bedrooms with an en-suite and bathroom, although the four-bedroom layout could be reinstated. Low maintenance gardens and ample parking to garage. Viewing recommended.

### Accommodation

#### On The Ground Floor:

##### Entrance Porch to:

**Entrance Hall:** 6' 8" x 4' 9" (2.02m x 1.45m) Approached through a double glazed door. Full-height double glazed side window. Coved finish to ceiling. Radiator. Door-chimes. Dado rail.

**Cloakroom:** 7' 10" x 2' 11" (2.39m x 0.89m) Fitted with a two piece white suite comprising a low level w.c. and pedestal wash hand basin. Half tiling to walls with border tile. Double glazed window. Radiator.



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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.

**Inner Hallway:** 15' 11" x 6' 0" (4.86m x 1.83m) Dado rail. Stairs off. Understairs storage cupboard. Smoke alarm. Telephone point. Cloaks cupboard (off) containing fitted shelf and hanging rail. Digital central heating control.

**Lounge:** 18' 11" x 11' 11" (5.77m x 3.62m) Marble-effect focal point fireplace and hearth with fitted electric fire. Coved finish to ceiling. Television aerial point. Radiator. Dimmer control lighting. Double glazed windows to return elevations.

**Dining Room:** 12' 0" x 9' 10" (3.65m x 2.99m) Sliding double glazed patio door to rear garden enjoying views of farmland. Tiling to floor. Radiator. Coved finish to ceiling. Ceiling spot-lights. Archway to:

**Kitchen:** 10' 0" x 9' 9" (3.06m x 2.97m) Fitted with a range of sage toned reed panel laminate-fronted units comprising a one-and-a-half-bowl stainless steel single drainer sink unit set into a range of base storage cupboards set beneath laminate pine-effect topped work surfaces. Base cabinets beneath having an integrated dishwasher. Separate range of base and wall cabinets including drawer pack with deep pan drawers, wine-rack and having wall cabinets incorporating full-length glazed fronted dresser unit. Built-in electric oven and grill. Inset four-ring gas hob with stainless steel cooker hood above (only two rings operational). Tiling to work areas. Tiling to floor. Coved finish to ceiling. Double glazed windows having views to open farmland. Ceiling spot-lights.

**Utility Room:** 7' 10" x 5' 5" (2.40m x 1.64m) Fitted Belfast porcelain sink unit with single base storage cupboard and laminate-topped work surface. Space with plumbing for automatic washing machine. Space for refrigerator. Tiling to floor. Part glazed back door. Wall mounted "Worcester" gas-fired combination-type central heating boiler. Personal door to Garage.

#### On The First Floor:

**Landing:** 13' 1" x 3' 5" (3.98m x 1.03m) Radiator. Loft access-point. Airing cupboard containing convector radiator with fitted shelving above.

**Bedroom 1:** 13' 2" x 10' 0" (4.02m x 3.06m) Radiator. Double glazed window. Coved finish to ceiling. Views over adjoining farmland.

**En-Suite Shower Room (Bedroom 4):** 9' 11" x 7' 7" (3.03m x 2.32m) Fitted with a modern three piece white suite comprising close flush w.c., vanity wash hand basin incorporating surround storage cupboards and separate corner shower tray with instant heat electric shower fitted above. Radiator. Double glazed window. Coved finish to ceiling. Tiling to basin and shower areas. Note: The en-suite comprises what was originally bedroom 4, which could be easily reinstated by replacing the stud partition. There is an existing doorway to the main landing.

**Bedroom 2:** 12' 0" x 11' 11" (3.66m x 3.63m) Double glazed windows to return elevations. Radiator.

**Bedroom 3:** 11' 11" x 10' 0" (3.62m x 3.05m) Radiator. Double glazed window. Coved finish to ceiling.

**Bathroom:** 8' 1" x 6' 9" (2.47m x 2.05m) Fitted with a three piece white suite comprising close flush w.c., pedestal wash hand basin and panelled bath having shower above from Victorian-style mixer tap attachment. Full tiling to walls. Double glazed window. Range of chrome finished fittings including heated towel rail.

**Outside:** To the front elevation there is a concreted driveway with brick inlay border, flanking which there is an extended Secondary Parking Area with further brick-edged detail to front lawn and mature hedge. There is an inlay border with specimen planting.









A gravelled pathway leads to the right-hand side of the property, whilst to the left the concrete pathway continues to a secure side gate. At the rear of the property there is a raised full-width terrace, enjoying the views of the open countryside to the rear. Beyond the terrace there is a lower low maintenance garden finished with gravel beds having raised planters behind timber framing. The rear garden has further specimen planting and has clear boundaries with timber fences that have posts and gravel boards. Cold water tap. To the front of the property the driveway leads to an Integral Garage: 5.33m x 2.61m, which is approached by double timber doors. The garage has fitted light and power.

**Services:** Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by a modern "Worcester" gas-fired boiler situated in the Utility Room.

**Tenure:** Freehold. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating – 65|D.

**Council Tax Band:** The property is valued in Band "F".

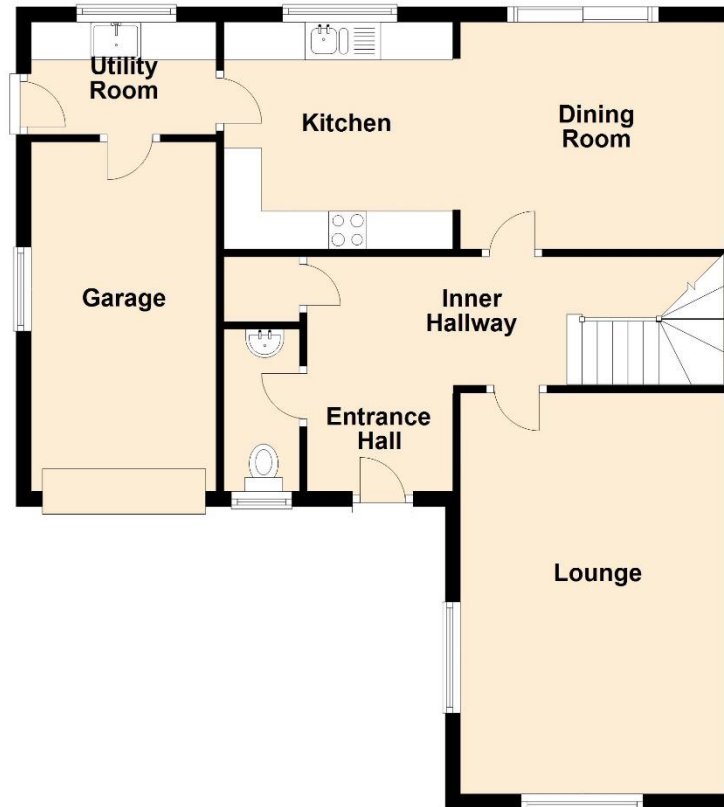
**Directions:** From Wrexham city centre leave Wrexham on the A525 Whitchurch Road continuing through Kingsmills to the village of Marchwiel. Upon entering the village and the speed restrictions signs, take the first left-hand turning onto Yorke Avenue. Continue ahead, bearing next right into Berwyn Drive. The property will be observed after a short distance on the left-hand side.

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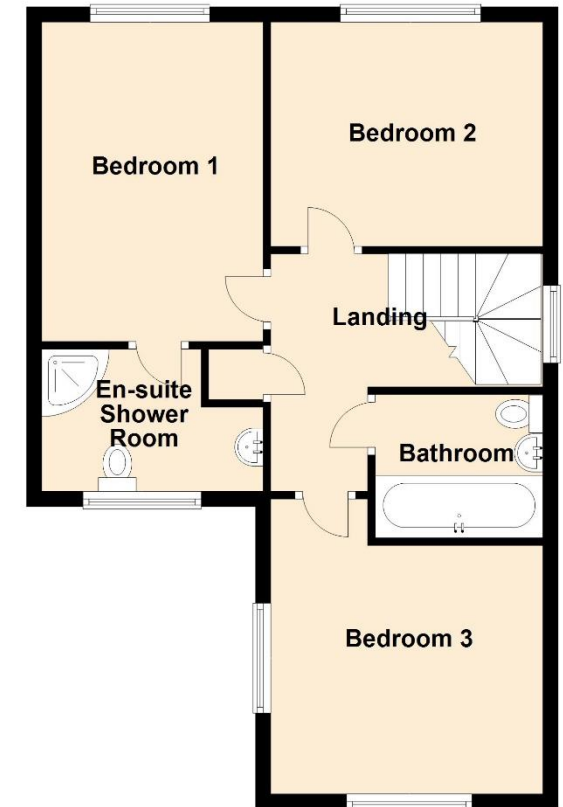
## Ground Floor

Approx. 70.8 sq. metres (762.5 sq. feet)



## First Floor

Approx. 55.4 sq. metres (596.7 sq. feet)



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