

# Town & Country

Estate & Letting Agents

Station Road,

£300,000



Located in a highly desirable village of Marchwiell, this detached property occupies an enviable position on a corner plot, boasting light, spacious and versatile internal accommodation. The property itself benefits from UPVC double glazing and gas central heating and in brief comprises; a vestibule, reception hall, a general size, living room with a conservatory off, sitting room, which could also be utilised as a ground floor bedroom, kitchen, utility room, cloakroom, WC. And off the first floor landing are three bedrooms and the bathroom. Viewings are highly recommended!

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## LOCATION

Located in the picturesque village of Marhciel, easily commutable to both Wrexham and Bangor-on-Dee with other major road networks in easy reach via A55. Marhciel is well serviced by a selection of local amenities including; Shops, hair dressers, garage and The Red Lion public house. The village also boasts a primary and 16th century church.

## DIRECTIONS

From our Wrexham office Head north-east on King St towards Lord Street, Turn right onto Duke Street, Turn left onto Regent Street, Regent Street turns right and becomes Hill Street, Continue onto Vicarage Hill, Turn left onto Brook Street, Continue onto St Giles Way, Turn right onto Salop Road/A525, Continue to follow A525, Turn left onto Station Road, the property is located on the right hand side.



## Entrance

UPVC double glazed front doors open to a half glazed internal door into the reception hall. Engineered oak flooring, radiator, stairs rising to the first floor, accommodated with glass balustrades, and built in cloaks covered off.



## Living Room

20'7" x 11'6"

Engineered oak flooring running in from the reception hall, two radiators, a window to the front elevation, feature flame gas fire set with slate tiles around an oak mantle. Patio doors opens that open to the conservatory.



## Kitchen

16'6" x 7'5"

Fitted with a range of wall, base and drawer units. Stainless steel work surface space and a half bowl sink unit with a mixer tap. Space for a cooker and plumbing for washing machine. Walls are partially tiled, radiator and breakfast bar and an under stair pantry. Glazed door that opens to the utility and glazed double doors that open to the conservatory.



## Conservatory

20'6" x 11'5"

Constructed of a low brick wall with a UPVC double glazed frame, a ceramic tiled floor and UPVC double glaze French doors that open to the rear garden.

## Utility Room

8'2" x 6'3"

Fitted base unit, work surface, plumbing for a washing machine, radiator and access to garage door. UPVC double glazed back door, cloakroom and low-level WC with a timber single glazed opaque window facing the rear elevation.

## Landing

First floor landing with two windows facing the rear elevation, a radiator, a built-in cupboard which houses the Worcester gas combination boiler. Internal doors off, open to the bathroom and all three bedrooms.



## Bedroom One

12'4" x 10'10"

Window facing the front elevation, fitted radiator and shelving behind curtains.



**Bedroom Two**

12'4" x 7'3"

A double aspect room with windows facing both front and rear elevations along with two radiators.



**Bedroom Three**

13'2" x 8'6"

Window facing the front elevation and radiator.



**Bathroom**

7'5" x 5'9"

Installed with a white panelled bath with a thermostatic dual head shower, dual flush, low-level WC, wash hand basin with a mixer tap. Vanity units,

small heated towel rail radiator, partially tiled walls and an opaque window facing the front elevation.

**Garage**

Single garage with benefit of power and light, up and over garage door. Can also be accessed from the utility room.



**Outside**

The property sits in an enviable position on a corner plot with a Laundon shrub to front garden. There are external lights either side of the front door. Brick block off-road parking in front of the garage. Access to the rear garden can be gained through iron gates, located to either side of the property. Access through iron gates that are placed on the side of the property, which leads to a predominantly lawned and shrubbed rear garden with a patio area, Victorian style street lamp. External power and water to a prefabricated workshop with single glazed windows and double gated access opens to a further off-road parking space suitable for caravans or trailers should it be required.

**ARRANGE A VIEWING**

Strictly by prior appointment with Town & Country Wrexham 01928 291345

**SUBMIT AN OFFER**

If you would like to make an offer, please contact the Wrexham branch and a member of the team will assist you further.

**SERVICES TO PROPERTY**

The agents have not tested any of the

appliances listed in the particulars.

TENURE: Freehold

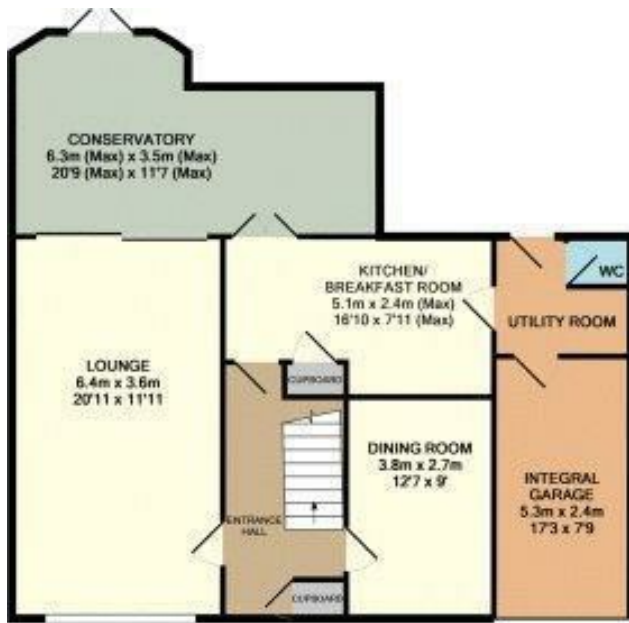
COUNCIL TAX: Band E

**MORTGAGE SERVICES**

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on . Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624 YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

**Additional Information**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



GROUND FLOOR  
APPROX. FLOOR  
AREA 88.9 SQ.M.  
(857 SQ.FT.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 134.4 SQ.M.  
(1174 SQ.FT.)

TOTAL APPROX. FLOOR AREA 142.3 SQ.M. (1532 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-alignment. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropo 6/2017

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	