

# Town & Country

Estate & Letting Agents

Grove Terrace, Marchwiel

£210,000



Beautifully presented Victorian terrace property located in the desirable village of Marchwiel. The property boasts spacious internal accommodation with UPVC double glazing and gas central heating. The entrance hall has a mosaic tile floor, leading to a dining room, kitchen with bespoke fitted units, and a living room with a bay window and open fire. The first floor has a generous sized bathroom suite and 2 double bedrooms, with the main bedroom offering beautiful countryside views. The property has off-road parking at the front and a well-stocked enclosed courtyard garden at the rear.

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## DESCRIPTION

Beautifully presented Victorian terrace property is located within the desirable village of Marchwiell boasting spacious internal accommodation benefiting from UPVC double glazing and gas central heating and briefly comprising an entrance hall with mosaic tile floor, a dining room with glaze doors off to kitchen with bespoke fitted units and a living room with a bay window facing the front elevation and an open fire. The first floor landing office access to a generous sized bathroom suite and to 2 double bedrooms the principle of which enjoys beautiful views over countryside externally front to the front of the property is gravelled off road parking whilst the rear garden consists of an enclosed courtyard area with a beautifully presented and well stocked beyond.



## LOCATION

Marchwiell is a charming village nestled in the picturesque countryside of Wrexham, offering a tranquil and idyllic setting for those seeking a peaceful retreat. Situated just a short distance from Wrexham town centre, Marchwiell enjoys the perfect balance of rural serenity and urban convenience. The village is renowned for its historic charm, with beautiful period properties and scenic views of the surrounding Welsh landscape. Residents benefit from a close-knit community atmosphere, with local amenities including a village hall, primary school, and traditional pubs. Outdoor enthusiasts will appreciate the abundance of countryside walks and nature trails, ideal for exploring the stunning beauty of North Wales. With its easy access to major transport links and proximity to Wrexham's amenities, Marchwiell offers a desirable location for families, professionals, and retirees alike. Whether you're drawn to its rich history, natural beauty, or peaceful ambiance, Marchwiell presents an ideal opportunity to embrace the quintessential village lifestyle while remaining connected to modern conveniences.

## DIRECTIONS

From the Wrexham branch: Head north-east on King Street 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. The destination will be on the left.



## ENTRANCE HALL

The property is entered through a leaded glazed wooden panel front door, which opens to an entrance hall featuring attractive mosaic tile flooring, a radiator, ceiling coving, and stairs rising to the first-floor accommodation. There is also a door opening to the dining room, enhancing the flow and spacious feel of the entrance area.



## DINING ROOM

12'1" x 11'6"

The dining room is adorned with timber laminate flooring and includes a radiator. It features under stairs storage, an ornamental fireplace with slate, and a window facing the rear elevation. Additionally, there is a glazed door leading to the kitchen and glazed double doors opening to the living room. This setup enhances the connectivity and functionality of the space, offering a seamless flow between rooms.



## LIVING ROOM

14'4" x 11'6"

The living room boasts a bay window facing the front elevation, complemented by a central ceiling rose and a period-style ceiling radiator. It features an open fireplace

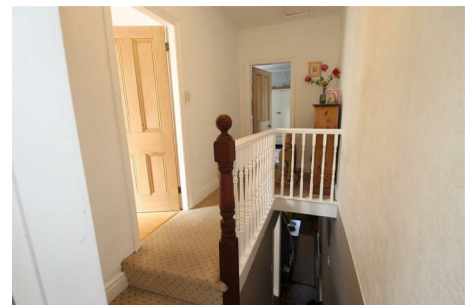
adorned with ceramic tiles and an Adam style surround, adding both aesthetic charm and functional warmth to the room.



## KITCHEN

14'6" x 8'1"

The kitchen is fitted with an array of bespoke wall, base, and drawer units featuring inset cupboard doors and drawers. A solid wood work surface houses a Belfast sink with an adjustable mixer tap and tiled splashback. The room is enhanced by an exposed beam ceiling and includes a radiator. There is ample space and plumbing for a washing machine, with a wall-mounted Worcester gas combination boiler positioned above. Windows on the inside elevations provide natural light, and a door opens to stairs leading down to the cellar. Additionally, there is a UPVC double glazed back door for convenient access to the outside.



## FIRST FLOOR LANDING

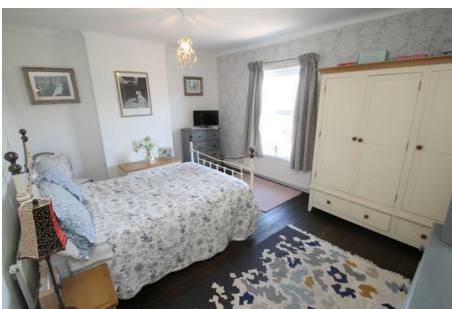
The landing features a banister with spindle balustrades, providing access to the loft space. Stripped pine doors open to both double bedrooms and to the bathroom, offering convenient access throughout the upper level of the home.



## BATHROOM

14'3" x 8'2"

The generous-sized bathroom is installed with a four-piece white suite. It includes a spa panelled bath with a central mixer tap and a handheld shower extension, a dual flush low-level WC, and a pedestal wash hand basin with a mixer tap. Additionally, there is an oversized shower enclosure with a fixed overhead shower rose. The walls are partially tiled, complemented by a chrome heated towel rail. The bathroom features exposed floorboards and opaque windows facing both the rear and side elevations, providing natural light and ventilation.



## BEDROOM ONE

15'4" x 11'5"

The first bedroom features exposed floorboards, a radiator for comfort, and a window facing the front elevation. The window perfectly frames beautiful views over fields and countryside, extending towards hills in the distance, creating a picturesque backdrop.



## BEDROOM TWO

11'6" x 9'6"

The room is adorned with timber laminate flooring and boasts a cast iron ornamental fireplace. A window facing the rear elevation allows natural light to illuminate the space, with a radiator positioned below to provide warmth and comfort.



## EXTERNALLY

The property features off-road parking and a block pathway leading to the front door, with a courtesy light positioned to the side for added convenience. The rear garden is accessed through gated side access leading to a courtyard area, predominantly paved and enclosed by low brick walling. There is an external light, a timber shed, and an iron gate that opens to a shared walkway. Beyond the courtyard, the garden expands into a generously sized area, predominantly laid to lawn with vibrant and well-stocked borders, enhancing the overall appeal of the property's exterior.



## ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Wrexham on 01978 291345.

## SUBMIT AN OFFER

If you would like to submit 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 the appliances listed in the particulars.

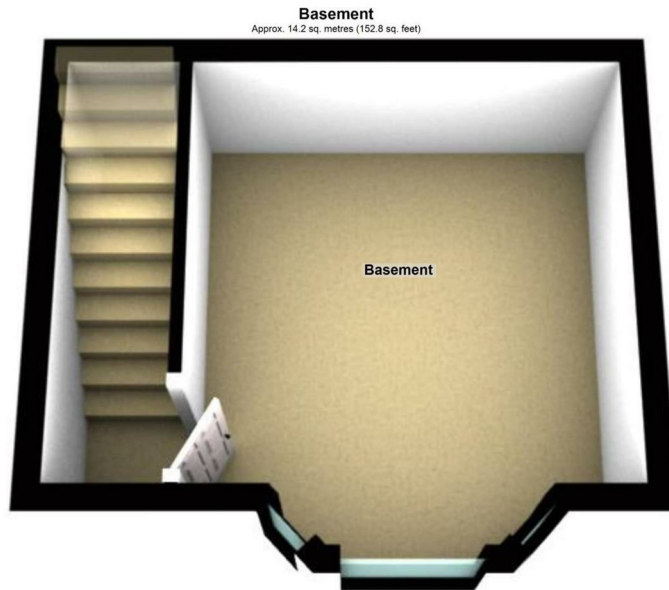
Tenure: Freehold

Council Tax Band: C £1790

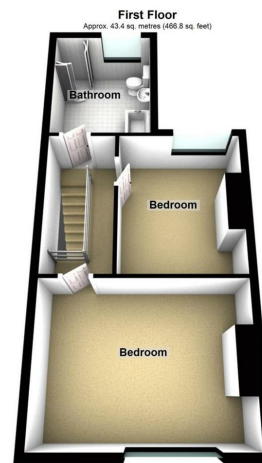
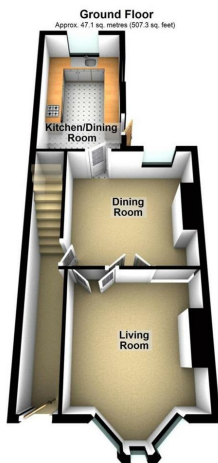
## MORTGAGE SERVICES

Town and Country Estate Agents Wrexham can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our 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 Chester office on 01978 291345. 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.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**



Total area: approx. 104.7 sq. metres (1126.8 sq. feet)



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<div style="border: 1px solid black; padding: 5px; display: inline-block;">85</div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	62		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	