

Town & Country

Estate & Letting Agents

Hilltop Drive, Marford, Wrexham

Offers In Excess Of
£299,950



Located in this highly desirable and family friendly village with easy access to local amenities such as convenience store, public transport, schooling and local motorway networks. This three bedroom detached property sits on a generous size plot, benefiting from gas central heating and UPVC double glazing, and in brief comprising a vestibule, reception hall, open plan living/dining room, kitchen and a first floor landing offering access to the bathroom and all three bedrooms. With well-maintained gardens to both front and rear and ample brick block, off-road parking positioned to the front of a single garage.

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Externally Front

The property is approached over attractive brick block off-road parking position to the front of the garage and giving access to the front door alongside a well-stocked shrub garden. There is an external courtesy light and gated access leading to the rear garden.

Vestibule

The property is entered through an opaque UPVC double glazed front door and side panel, which opens to engineered oak flooring, radiator and glazed oak internal door, leading to the reception hall.



Reception Hall

9'3 x 6'7

With engineered oak flooring, a radiator, stairs off rising to the first floor accommodation with spindle balustrades, recessed downlights set within the ceiling and a glazed oak door opening to the kitchen. An open throughway leads to the living/dining room.



Living Room / Dining Room

21 x 12'3

With a continuation of the engineered oak flooring from the reception hall to this double aspect room with a window facing the front elevation, patio doors opening to the rear garden, two radiators and featuring a log affect inset living flame, gas fire.



Kitchen

15' x 8'6 max

The kitchen is fitted with an array of light oak style wall, base and drawer units, including a display cabinet,

complemented by stainless steel handles. Ample work surface space houses a stainless steel one and a half bowl sink unit with mixer tap. Integrated appliances include a stainless-steel double oven and electric hob with extractor hood above. There is space and plumbing for both a dishwasher and washing machine. The flooring is ceramic tiled, the walls partially tiled, with a radiator, wall mounted Worcester gas combination boiler, recessed downlights within the ceiling, a window facing the rear elevation and a UPVC double glazed back door off.

First Floor Landing

Having a continuation of the banister and spindle balustrades from the reception hall, a window to the side elevation access to the loft and internal doors opening to the bathroom and all three bedrooms.



Bedroom One

12'3 x 10'10

With timber laminate flooring, a window to the front elevation with a radiator below and installed with an array of woodgrain effect units, complemented by steel handles and comprising a range of wardrobes, bedside cabinets, dressing table and luggage cupboards.



Bedroom Two

10'10 x 8'6

Having timber laminate flooring, a window to the rear elevation with a radiator below and a built-in wardrobe.



Bedroom Three

8'6 x 7'6

Also with timber laminate flooring, a radiator, a window to the front elevation and a fitted desk with integrated shelving and hanging space.



Bathroom

Fitted with a white three piece suite comprising a low level WC, pedestal

hand wash basin, panel bath with shower above. Fully tiled walls, chrome heated towel rail, extractor fan and opaque window.



Rear Garden

The rear garden enjoys a predominantly South facing sunny aspect, with a lawned area and well stocked beds, with a scattering of plants and shrubs, a large patio area, a timber summerhouse and external light, power and a timber shed.



Garage

16'4 x 7'7

Accessed via an up and over garage door with a single glazed window to the side, power and light

Services

The agents have not tested any of the appliances listed in the particulars.

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

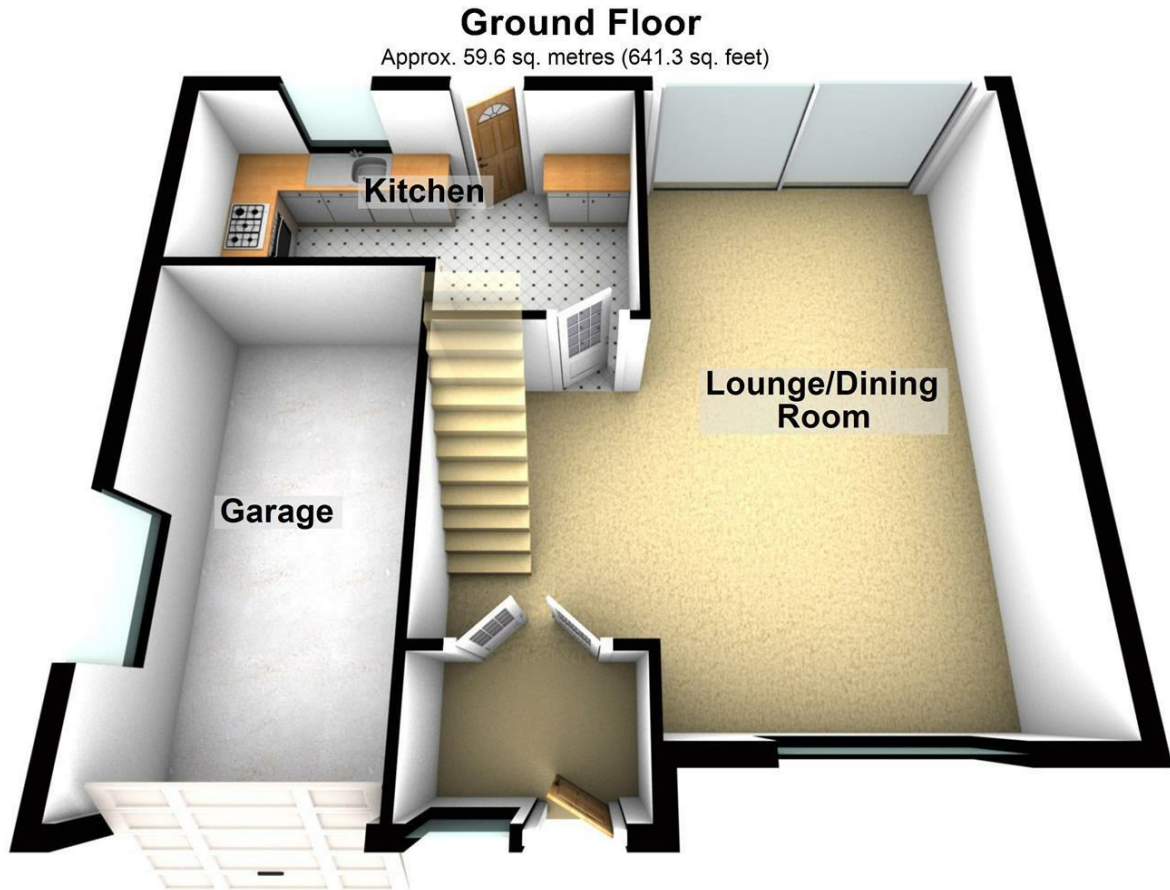
Mortgage Advice

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 01978 291345.

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.



Total area: approx. 100.2 sq. metres (1078.9 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) A			
(81-91) B			83
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	