



**Ingledene**

Wynnstay Lane, Marford, Wrexham, LL12 8LF

**Rostons**  **VILLAGE & COUNTRY HOMES**  
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# Ingledene

Wynnstay Lane, Marford, Wrexham,  
LL12 8LF

**Guide Price - £375,000**

Ingledene is a spacious three/four bedroom detached property located in the popular village of Marford, within easy reach of both Chester and Wrexham. Well presented throughout, the home offers flexible living accommodation along with gardens and rear parking.

The ground floor features an entrance hall with access to a cellar, a large lounge/dining room, a second reception room that could also serve as a ground floor bedroom and a fitted kitchen. To the first floor, there are three bedrooms, including a master with an ensuite shower room, as well as a three piece family bathroom.

Externally, the property benefits from rear gardens and off road parking. Offered for sale with no onward chain.

## LOCATION

Marford is one of the most sought-after residential villages in the Wrexham area, known for its attractive tree lined streets, distinctive architecture and welcoming community feel. Positioned between Wrexham and Chester, it offers excellent access to both centres, making it a popular choice for commuters and families alike.

The village is well served by local amenities, including nearby shops, pubs, schools and leisure facilities, while the surrounding countryside provides plenty of opportunities for walking, cycling and outdoor pursuits.

With strong transport links, a peaceful setting and a reputation as one of the area's most desirable places to live, Marford continues to attract buyers looking for a balance of convenience and village charm.







### **ACCOMMODATION**

A town garden frontage extending to the entrance porch with a radiator and leads through to the entrance hall.

### **ENTRANCE HALL**

Stairs to the first floor landing, stairs to the cellar, door to rear garden.

### **LOUNGE/DINING ROOM**

Lounge area having double glazed window to front and side, open fireplace, radiator, steps up to the dining area.

### **DINING AREA**

Dining area with double glazed French doors leading out to the garden, door to entrance hall.

### **RECEPTION/BEDROOM**

Double glazed window to front, radiator.





## KITCHEN

A range of wall, base and drawer units, single drainer sink unit with a mixer tap over, integrated electric over, electric hob and an extractor above, integrated washing machine and dishwasher, tiled flooring, heated towel rail, beamed ceiling, double glazed window to side.

## FIRST FLOOR LANDING

A large storage cupboard.

## BEDROOM 1

Double glazed window to front, radiator.

## ENSUITE SHOWER ROOM

A tile and shower screen cubicle with a mains shower, WC and vanity wash hand basin, tiled flooring, double glazed window to side.

## BEDROOM 2

Double glazed window to front, radiator.

## BEDROOM 3

Double glazed window to rear, radiator.

## BATHROOM

Panel bath, shower over, curtain rail, WC and wash hand basin, part tiled walls, heated towel rail, double glazed window.



## GARDEN

On approach there is a town garden frontage with pedestrian access via Chester Road. To rear there is off road parking and a manageable garden.

## SERVICES

Mains water, electric and drainage.

## COUNCIL TAX

TBC

## EPC

E

## DIRECTIONS

Sat Nav LL12 8LF

What3words ///beats.searcher.month

## APPROXIMATE DISTANCES

Gwersyllt Station - 2.8 miles

Wrexham General Station - 3.1 miles

Chester Train Station - 11.2 miles

Liverpool Airport - 33.3 miles

Manchester Airport - 42 miles







### **VIEWINGS**

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

### **PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS**

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

### **SALE PLAN & PARTICULARS**

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.





## MONEY LAUNDERING

AML Regulations - we are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

## DISCLAIMER

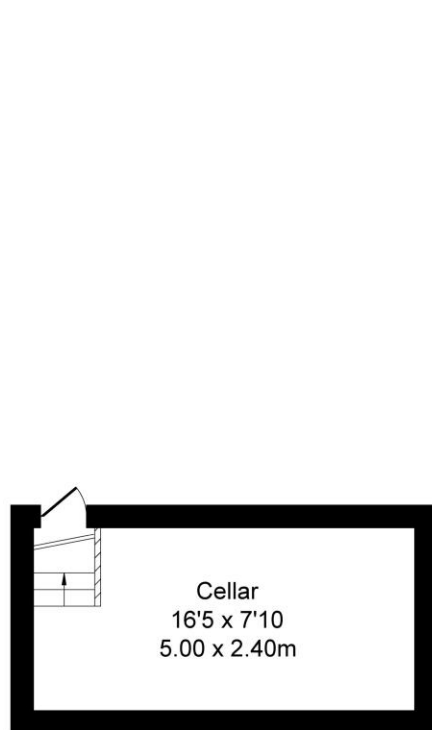
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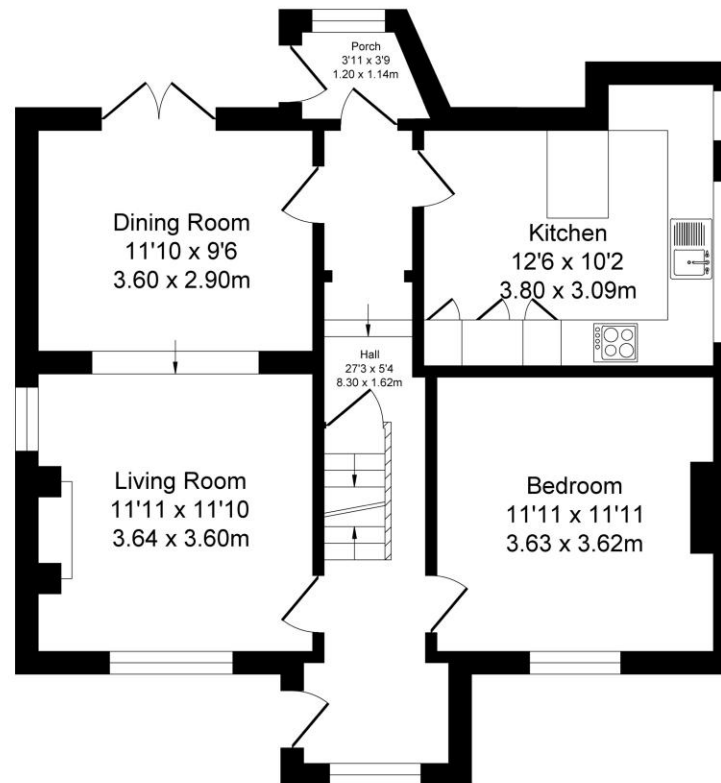
# Inglledene

Total Approx. Floor Area 1492 Sq.ft. (138.7 Sq.M.)

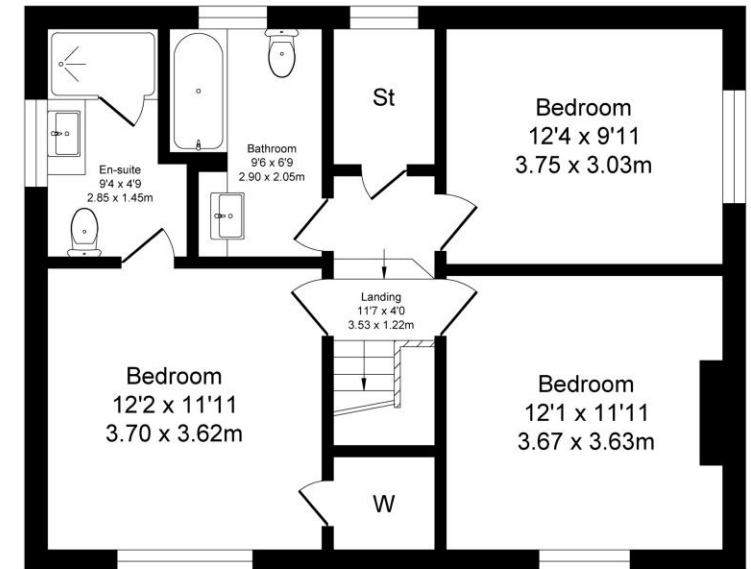
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



**Cellar**  
Approx. Floor  
Area 129 Sq.Ft  
(12.0 Sq.M.)



**Ground Floor**  
Approx. Floor  
Area 711 Sq.Ft  
(66.1 Sq.M.)



**First Floor**  
Approx. Floor  
Area 652 Sq.Ft  
(60.6 Sq.M.)

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