

Town & Country

Estate & Letting Agents

Wynnstay Lane, Marford, Wrexham

£349,950



Located on the much-coveted Wynnstay Lane in Marford, this highly desirable village offers easy access to both Wrexham and Chester, along with a host of local amenities close at hand. This detached three-bedroom bungalow benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises an entrance hall, a double-aspect living/dining room, a kitchen fitted with white gloss wall, base and drawer units, a cloakroom WC, a shower room installed with a white three-piece suite, and three bedrooms. Externally, to the front of the property is a predominantly lawned garden with patterned concrete off-road parking directly in front of the garage. Access to the rear garden is available from either side of the residence. The rear garden is designed for low maintenance, featuring paved areas and raised shrub planters. The property is offered for sale with the benefit of no onward chain.

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DESCRIPTION

A detached three-bedroom bungalow located on Wynnstay Lane in the village of Marford. The property includes uPVC double glazing, gas central heating, a garage, off-road parking, and front and rear gardens, with access to Wrexham, Chester, and local amenities. Offered for sale with no onward chain.

LOCATION

Wynnstay Lane is situated within the village of Marford, offering residential surroundings with access to local amenities. The location provides road links to Wrexham and Chester, as well as nearby villages and services.



EXTERNALLY

The front garden is mainly laid to lawn, bordered by hedging to the side and a low brick wall. Patterned concrete provides off-road parking, with a pathway leading to the main entrance door. Gated access on either side of the property leads to the rear garden. The rear garden is predominantly low maintenance, being mainly paved with raised shrub borders. There is a potting shed, fenced boundaries to the side and

rear, and external lighting and water supply.

ENTRANCE HALL

The property is entered via a glazed front door opening into the entrance hall, which features a radiator and doors leading to the living/dining room, kitchen, cloakroom WC, three bedrooms, shower room, and garage.



LIVING/DINING ROOM

22'6" x 11'9"

A spacious double-aspect room with windows to both the front and rear elevations, each with radiators below. The room also features a Portuguese stone fireplace housing an electric fire.



KITCHEN

8'10" x 11'7"

Fitted with a range of white gloss wall, base and drawer units with stainless steel handles and granite work surfaces. Incorporating a stainless steel single drainer sink unit with mixer tap and tiled splashbacks. Integrated appliances include a stainless steel double oven, hob and extractor hood, along with an integrated fridge and space and plumbing for a slimline dishwasher. The kitchen also benefits from a floor-to-ceiling storage cupboard, radiator,

window to the rear elevation, and a uPVC opaque double-glazed rear door.



CLOAKROOM W/C

Installed with a white dual-flush low-level WC and wash hand basin, with an opaque window to the rear elevation.



SHOWER ROOM

9'0" x 7'2"

Fitted with a corner shower enclosure with electric shower, low-level WC, and pedestal wash hand basin. The walls are fully tiled and include a chrome heated towel rail, an illuminated mirror, and an opaque window to the rear elevation. A built-in storage cupboard houses the Ideal Logic gas combination boiler.



BEDROOM ONE

12'0" x 8'9"

With a window to the front elevation and radiator below. Fitted wardrobes and drawers run the length of one wall, with an overhead luggage cupboard canopy above the bed.



BEDROOM TWO

9'5" x 8'9"

Featuring fitted double wardrobes with sliding doors, a window to the rear elevation, and radiator below.



BEDROOM THREE

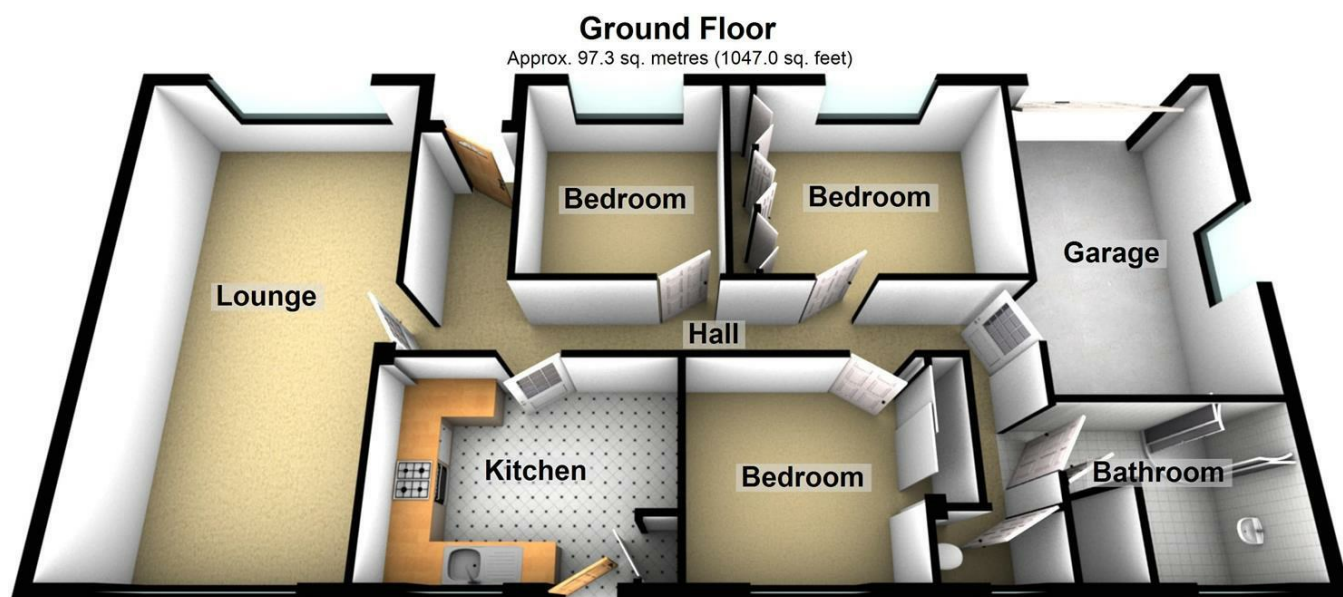
8'9" x 8'6"

With a window to the front elevation and radiator below.

GARAGE

13'8" x 8'7"

Accessed via an electric roller door to the front or internally from the hallway. The garage benefits from a high-level opaque window to the side elevation, power and lighting, access to the loft space, and plumbing for a washing machine.



Total area: approx. 97.3 sq. metres (1047.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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