



Westbury Sandrock Road, Marford, Wrexham, LL12 8LT

Price £525,000

Set behind a gated driveway, Westbury is a spacious 4 double bedroom (1 en-suite) detached bungalow with double garage offering well presented accommodation set amongst established gardens together with plenty of parking including space for a motorhome or caravan. Located within the sought after village of Marford that offers a good range of amenities including a picturesque woodland park, shops, primary school, excellent road links and a frequent bus service to Wrexham and Chester. The accommodation has the benefit of gas fired central heating and Upvc double glazing and briefly comprises an open fronted porch, welcoming hall with 'Karndean' flooring, useful store cupboard and cloaks/w.c. Spacious lounge with fireplace and an open aspect to the family sized dining room that leads out to the rear garden, fitted kitchen/breakfast room with utility off, 4 double bedrooms with the principal bedroom having a modern en-suite shower room. The family bathroom is appointed with a bath and walk in shower area. Externally a gated drive provides ample parking and leads to the double garage with electric door. The sunny aspect rear garden offers an excellent outdoor entertaining space for both children and adults to include a patio, lawn area and established privacy hedging and trees. NO CHAIN. Energy Rating - D (61)

LOCATION

Sandrock Road is a sought after location within the popular village of Marford which enjoys good road links to Wrexham and Chester together with a range of convenient shopping facilities in the village and adjoining village of Gresford. A frequent bus service operates between Wrexham and Chester, both primary and secondary schools are within the catchment together with a range of day to day shopping facilities, public house, dentists, hairdressers and the picturesque Maes y Pant that offers tree lined woodland walks.

DIRECTIONS

From Wrexham proceed to the Village of Gresford, passing the cycle shop on your right. Take the 3rd right turn into Claypit Lane, right into Meadows View, left into Sandrock Road and `Westbury` will be observed on the left.

ACCOMMODATION

Open fronted porch with upvc part glazed entrance door and matching side panel leading to:

SPACIOUS HALLWAY

Featuring a Karndean wood effect floor, deep coving to ceiling, radiator, ceiling hatch to roof space, mains wired smoke alarm and useful storage cupboard with coat hanging space.

CLOAKS/W.C

Appointed with a pedestal wash basin, low flush w.c, upvc double glazed window, part tiled walls, radiator and airing cupboard housing the hot water cylinder with slatted shelving.

LOUNGE 21'11" x 11'9" (6.7m x 3.6m)

A good sized reception room having upvc double glazed bow window to front and upvc double glazed window to side, radiator, fireplace with living flame gas fire, deep coving to ceiling, wall light point and an open aspect to:

DINING ROOM 12'9" x 11'1" (3.9m x 3.4m)

Enjoying a pleasant aspect overlooking the rear garden through double glazed sliding patio doors, upvc double glazed window to side, radiator, deep coving to ceiling and wall light point.

KITCHEN/BREAKFAST ROOM 12'9" x 12'1" (3.9m x 3.7m)

Fitted with a range of base and wall cupboards complimented by work surface areas incorporating a stainless steel single drainer sink unit with upvc double glazed window above overlooking the rear garden, four ring electric hob with stainless steel extractor hood above, oven/grill, carousel base cupboard, pull-out drawer unit, upvc double glazed window to side, part tiled walls, radiator, upvc part glazed external door and connecting door to:

UTILITY 8'2" x 6'6" (2.5m x 2m)

Plumbing for washing machine, Worcester gas central heating boiler, work surface areas, stainless steel single drainer sink unit, base and wall cupboards and upvc double glazed window.

BEDROOM ONE 14'1" x 10'2" (4.3m x 3.1m)

Upvc double glazed window, four door built-in wardrobes providing excellent hanging space, radiator and connecting door to:

EN-SUITE

Appointed with a low flush w.c, wash basin set within vanity unit with mirror above, walk-in double shower with mains thermostatic shower unit and splash screen, part tiled walls, upvc double glazed window and chrome heated towel rail.

BEDROOM TWO 12'9" x 12'1" (3.9m x 3.7m)

A versatile room which could be used as an additional sitting room having upvc double glazed window overlooking the rear garden, wood effect Karndean flooring, radiator and coving to ceiling.

BEDROOM THREE 12'1" x 11'5" (3.7m x 3.5m)

Upvc double glazed window, five door built-in wardrobes and radiator.

BEDROOM FOUR 11'9" x 9'2" (3.6m x 2.8m)

Upvc double glazed window and radiator.

BATHROOM 8'10" x 8'2" (2.7m x 2.5m)

Appointed with a low flush w.c, pedestal wash basin with mixer tap, twin grip panelled bath with mixer tap, shower area with electric shower unit, non-slip flooring, upvc double glazed window, radiator, fully tiled walls and extractor fan.

OUTSIDE

The property is approached through a timber vehicular gate leading to a brick paved driveway providing ample parking and guest parking which leads to:

DOUBLE GARAGE 16'8" x 25'7" (5.1m x 7.8m)

Having the ease of an electric garage door, lighting, power sockets, workshop area, window and rear personal door.

GARDENS

To the side of the property is a further possible parking area which is ideal for a motorhome or caravan. A path continues into the rear garden which provides an excellent outdoor entertaining area for both children and adults including a paved patio area, lawned garden, established trees, decorative gravel and greenhouse.

PLEASE NOTE

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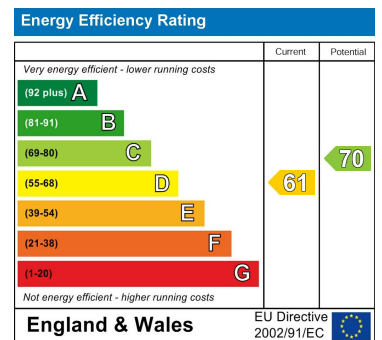
Floor Plan



Area Map



Energy Efficiency Graph



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