



4 The Ridgeway, Marchwiel, Wrexham, LL13 0SB
Offers In Excess Of £200,000

Enjoying a lovely position overlooking open countryside to the front is this spacious 2 double bedroom semi detached house with gated parking for 3-4 cars and good sized rear garden, conveniently located within the village of Marchwiel with its range of amenities including village shop, primary school, hairdressers and pub. This well presented home offers light and bright accommodation and has been upgraded in recent years and briefly comprises a canopy porch, hall with staircase to 1st floor landing, dual aspect lounge with living flame gas fire and French doors opening to the rear garden, kitchen dining room fitted with a range of base and wall cupboards and useful storage. The 1st floor landing connects the 2 double bedrooms, both with ornate cast iron fireplaces and views towards Erddig and the Welsh hills. Bedroom 1 also benefits from built in wardrobes. The bathroom includes a bath with shower over. Gas fire central heating via a modern combi boiler and Upvc double glazing. Outside, the gated drive provides ample parking alongside a lawned garden. The well proportioned rear garden has an insulated garden room with lighting and power currently used as a home office, stone paved patio for entertaining and relaxing, decorative gravel and lawned area. Energy Rating - D (59)

LOCATION

Located overlooking open countryside to the front within the popular village of Marchwiel, approximately three miles from Wrexham City Centre having the benefit a good range of convenient facilities and amenities to include hairdressers, local shop, public house, Cricket Club and a primary school. The village is also within the catchment for the popular Penley Secondary School. Pleasant countryside walks within Erddig National Trust Parkland are nearby together with good road links giving access into Wrexham City Centre and the Wrexham Industrial Estate, therefore allowing for daily commuting to the major commercial and industrial centres of the region.

DIRECTIONS

Proceed out of Wrexham along the A525 in the direction of Whitchurch. After approx. 2 mile you will enter the village of Marchwiel, proceed past the Church and Convenience store and the drive will be observed on the left prior to the turning for The Ridgeway.

ON THE GROUND FLOOR

Canopy porch with upvc part glazed entrance door opening to:

HALLWAY

With stairs to first floor landing and radiator.

LOUNGE 15'1" x 10'5" (4.6m x 3.2m)

A light and airy reception room enjoying a dual aspect with upvc double glazed window to front and upvc French doors leading to the rear garden, grey wood effect flooring, living flame gas fire set within surround, radiator and connecting door to:

KITCHEN/DINER 12'5" x 12'1" (3.8m x 3.7m)

A practical and sociable living space with the kitchen area fitted with a range of base and wall units complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, part tiled walls, plumbing for washing machine, four ring stainless steel gas hob with stainless steel oven/grill below, space for fridge freezer, grey wood effect flooring, inset ceiling spotlights, PVC external door, two upvc double glazed windows, understairs storage area and storage cupboard housing the Ideal gas combination boiler.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With ceiling hatch to roof space, gallery over stairwell and upvc double glazed window.

BEDROOM ONE 12'5" x 11'1" (3.8m x 3.4m)

Upvc double glazed window to rear and upvc double glazed window to front from where to enjoy the far reaching views, five door built-in wardrobes, ornate cast iron fireplace and radiator.

BEDROOM TWO 13'9" into recess x 7'6" (4.2m into recess x 2.3m)

A double bedroom with upvc double glazed window to front overlooking open countryside, radiator and cast iron fireplace.

BATHROOM 7'6" x 6'10" (2.3m x 2.1m)

Appointed with a white suite of low flush w.c, pedestal wash basin, twin grip panelled bath with mains thermostatic shower above and splash screen, upvc double glazed window, radiator and inset ceiling spotlights.

OUTSIDE

The property is approached through double metal gates to a private driveway providing ample parking and guest parking alongside a lawned garden with low level fencing to front boundary. The rear garden includes a stone paved patio for outdoor entertaining, lawn, decorative gravel, timber shed and:

SUMMERHOUSE 11'1" x 9'2" (3.4m x 2.8m)

Having the benefit of internal insulation, lighting, power sockets, inset ceiling spotlights, windows to front and vinyl wood effect flooring.

PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).



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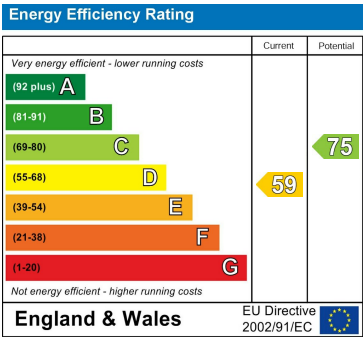
Floor Plan



Area Map



Energy Efficiency Graph



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