



## Poplar Drive, Wrexham LL12 8XN

### £250,000

Situated in the highly sought-after village of Marford, this two double bedroom detached bungalow is offered for sale with the added benefit of no onward chain. Occupying a generous corner plot, the property offers excellent potential for modernisation, providing an ideal opportunity for buyers to create a home to their own specification.

In brief, the accommodation comprises an entrance hallway, kitchen, spacious living/dining room, two well-proportioned double bedrooms and a bathroom.

Externally, the property benefits from a detached garage and a generous driveway providing ample off-road parking. There are well-maintained gardens to the front, side and rear, along with a patio area, offering excellent outdoor space.

Poplar Drive is ideally located within Marford, a popular and well-regarded village known for its strong community feel and convenient access to amenities. A range of local facilities are within walking distance including shops, schools, eateries and medical services. The area is also well served by public transport, with regular bus routes to Chester nearby, while the A483 provides excellent road links to Wrexham, Chester and the wider North West. In addition, there are a wealth of scenic countryside walks close by, further enhancing the appeal of this desirable location.

- TWO BEDROOM DETACHED BUNGALOW
- DETACHED GARAGE
- KITCHEN
- BATHROOM
- SOUGHT AFTER CUL-DE-SAC LOCATION
- CORNER PLOT WITH DRIVEWAY AND GENEROUS GARDENS
- ENTRANCE HALLWAY
- LIVING/DINING AREA
- SCOPE FOR MODERNISATION
- NO ONWARD CHAIN



## Entrance Hall

UPVC double glazed side entrance leads into entrance hall with access to loft, ceiling light point, cupboard housing meters, doors to kitchen, living room, bedrooms and bathroom.

## Living Room

Wooden window to the front elevation, fitted brick tv shelving unit, carpet flooring, ceiling light point and panelled radiator.

## Kitchen

Housing a range of wall, drawer and base units with work surface over. Space for appliances to include cooker, fridge-freezer and washing machine. Wall mounted boiler, carpet flooring, ceiling strip lights, panelled radiator and two wooden windows to the front and side elevations.

## Bedroom One

Wooden window to the rear elevation, built in wardrobe with shelving, carpet flooring, ceiling light point and panelled radiator.

## Bedroom Two/Additional Reception

UPVC double glazed sliding patio door to rear garden and wooden window to side. Carpet flooring, ceiling light point and panelled radiator.

## Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with electric shower over. Cupboard housing hot water cylinder, non-slip flooring, extractor, ceiling light point, panelled radiator and wooden window to the side.

## Garage

Detached from the property with up and over door, additional uPVC double glazed side access door, power and lighting.

## Outside

Situated on a corner plot, the bungalow offers

generous outside space. The tarmac driveway runs from the front, along the side to the rear. There is a lawned garden to the front with attractive hedging to the boundary. A double wrought iron gate leads to the rear garden where there is a paved patio area, lawned garden with established trees and hedging. Additionally there is a lawned garden area to the side of the property with further established shrubberies. There is an outside tap to the side along with a mixture of fencing and hedging to the boundary.

## Additional Information

The gas boiler has been serviced regularly. There is a loft ladder to a partly boarded loft. There is a mains alarm fitted.

## Important Information

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The



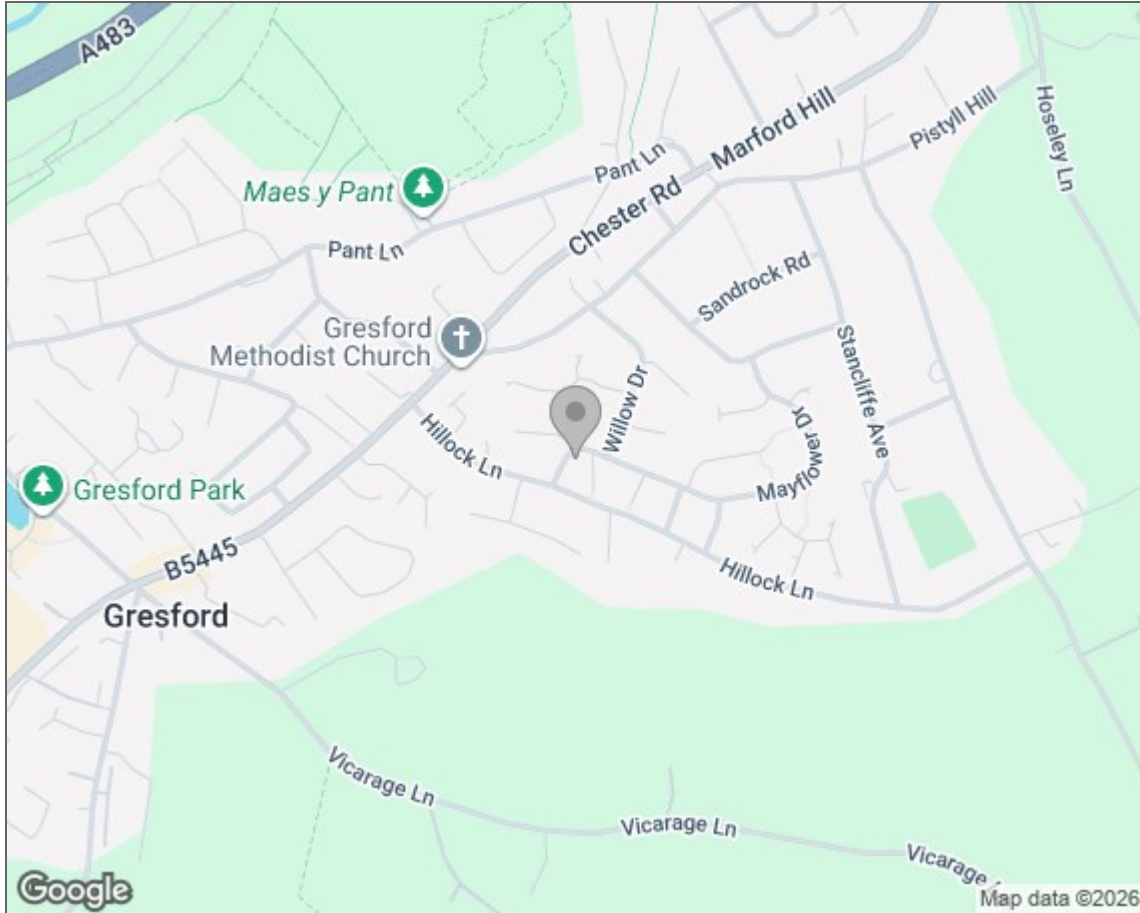
mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.











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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

