



39

Marchwiell | Wrexham | LL13 0RD

Offers In Excess Of £200,000

MONOPOLY
BUY ■ SELL ■ RENT

MONOPOLY
BUY ■ SELL ■ RENT

39

Marchwiel | Wrexham | LL13 0RD

Situated in the sought-after village of Marchwiel, this two-bedroom semi-detached bungalow is offered for sale with the added benefit of no onward chain. The property presents an excellent opportunity for a purchaser to update and personalise to their own taste, while benefiting from a home that has been well maintained over the years.

The accommodation briefly comprises an entrance porch with useful storage cupboard, a spacious living room, open-plan kitchen/dining room, inner hallway, two bedrooms and a shower room. While the interior would now benefit from general modernisation, the property has been looked after, with uPVC double glazed windows in place and a central heating boiler that has been serviced annually. Externally, the bungalow benefits from a driveway and garage, a patio area to the front, and a rear garden enjoying pleasant countryside views, offering a lovely outlook and further potential for enhancement.

Marchwiel is a popular and well-established village location with a range of local amenities within walking distance, including a shop, school, hairdresser and public house. The surrounding area also offers attractive countryside walks, while Wrexham City Centre is just a short drive away, providing a wider range of leisure facilities, retail options and excellent transport links.

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- ENTRANCE PORCH AND INNER HALLWAY
- SPACIOUS LIVING ROOM
- OPEN PLAN KITCHEN/DINING ROOM
- MODERN THREE PIECE SHOWER ROOM
- TWO DOUBLE BEDROOMS
- DRIVEWAY AND PAVING TO FRONT
- LANDSCAPED GARDEN TO REAR WITH VIEWS
- NO ONWARD CHAIN
- SOUGHT AFTER VILLAGE LOCATION IN MARCHWIEL



Entrance Porch

UPVC double glazed door leads into entrance porch with cupboard housing combination boiler, carpet flooring, ceiling light point and door into living room.

Living Room

UPVC double glazed window to the front elevation. Gas fire with surround, carpet flooring, ceiling light point, two wall lights, panelled radiator and door into inner hall.

Kitchen/Dining Room

Open plan kitchen and dining area with two uPVC double glazed windows to the rear and a composite door to garden area. The kitchen houses a range of wall, drawer and base units with work surface over. 1.5 stainless steel sink unit with mixer tap over. Space for appliances. Carpet flooring throughout, panelled radiator and wall-mounted electric heater.

Inner Hallway

'L' shaped inner hallway with doors to all rooms, panelled radiator, ceiling light point and access to loft with pull-down ladder.

Bedroom One

UPVC double glazed window to the rear. Fitted wardrobes, carpet, radiator and ceiling light point.

Bedroom Two

UPVC double glazed window to the side, carpet flooring, ceiling light point and panelled radiator.

Shower Room

Three piece suite comprising low-level WC, wash hand basin set on a storage unit with corner enclosed shower cubical. Tiled walls, vinyl flooring, heated towel rail, fitted vanity mirror, extractor, recessed LED lighting and uPVC double glazed frosted window to the side.

Garage

Electric up and over door, power and lighting.

Outside

To the front there is a concrete driveway and paved patio area. There is access along the side of the property leading to the rear. The rear garden area has a paved patio area, lawned garden and established trees and shrubberies. The property has the added benefit of not being overlooked for the rear and has countryside views.

Additional Information

The property has been within the same family since 1969 and has been maintained during that time. The boiler has been serviced annually with most recently being done in October 2025. The garage door is an electric up and over door. The bathroom was replaced to a modern shower suite. There is access to the loft with a pull-down ladder.

Important Information

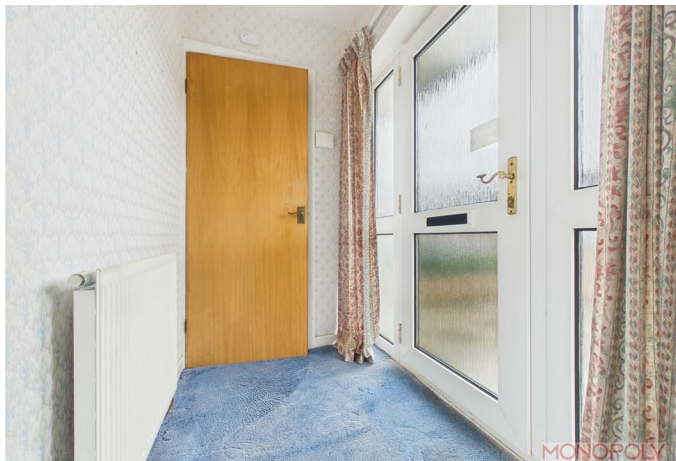
MONEY LAUNDERING REGULATIONS 2003

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

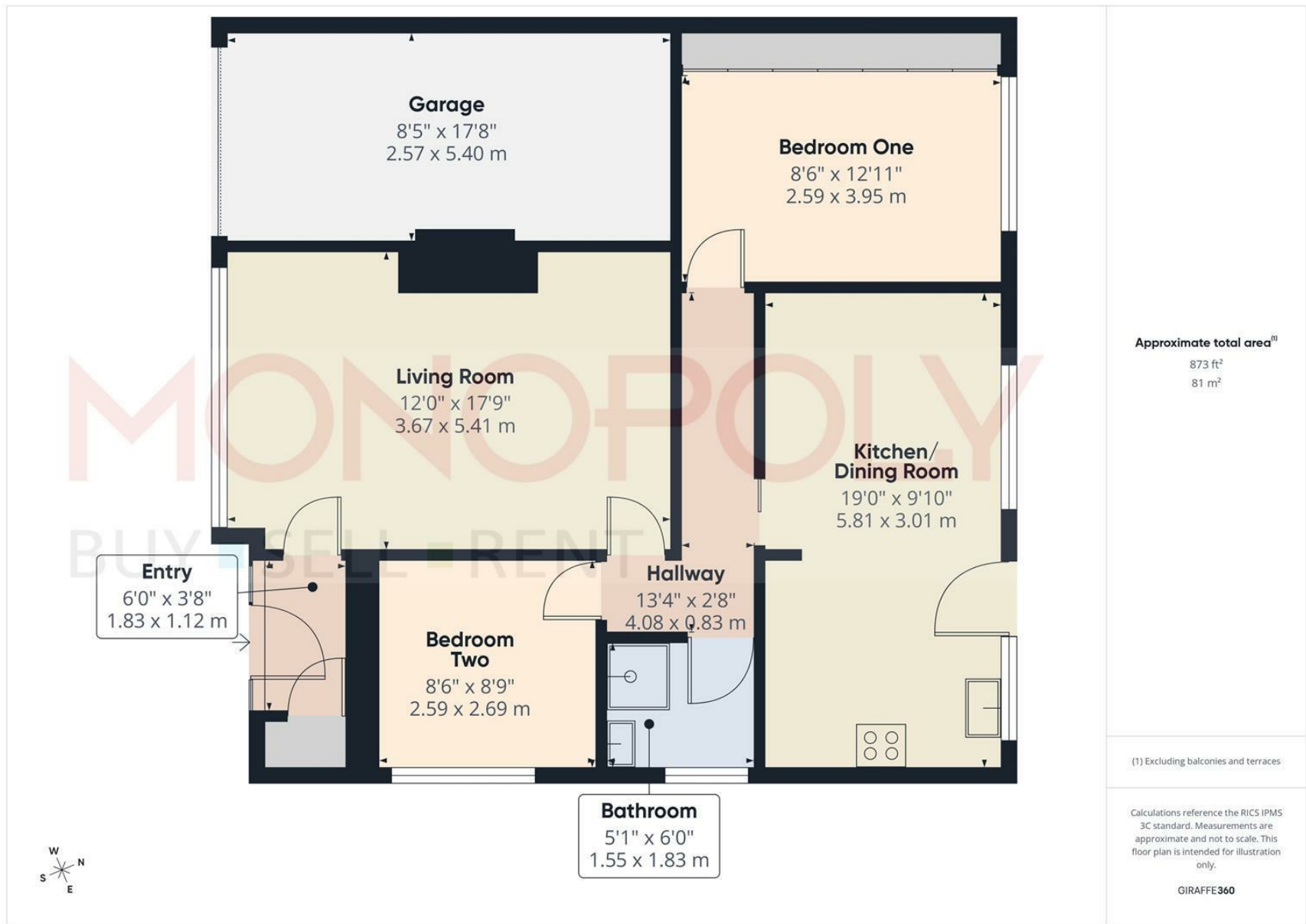
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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.



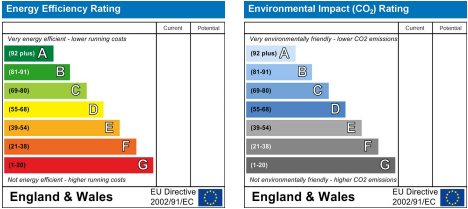


MONEY LAUNDERING REGULATIONS 2003

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.





Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT