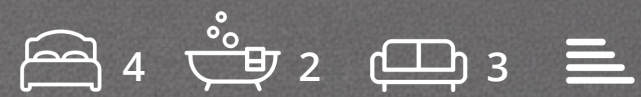




8 Wynnstay Lane, Wrexham, LL12 8LF

£625,000



## 8 Wynnstay Lane

Marford, Wrexham, LL12 8LF

Nestled in the charming and sort after area of Marford, Wrexham, this delightful detached house on Wynnstay Lane offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The two well-appointed reception rooms, sun room and Sauna provide ample space for relaxation and entertaining, making it easy to host gatherings with friends and family.

The thoughtful layout of the property maximises both space and light, creating a warm and inviting atmosphere throughout with the Principal Bedroom suite with ensuite bathroom, fully fitted dressing room and study offering a spacious retreat.

For those with vehicles, the property boasts parking for up to four cars, a rare find that adds to the convenience of this lovely home.

Set in a peaceful neighbourhood, this property is not only a comfortable residence but also a wonderful opportunity to enjoy the tranquillity of suburban living while remaining close to local amenities. Whether you are looking to settle down or invest, this home on Wynnstay Lane is a must-see.

Don't miss the opportunity to make this wonderful house your home, call Olivegrove on 01978 750234 to arrange a viewing.

### Entrance Hallway

8'6" x 10'1" (2.60 x 3.09m)

### Cloakroom

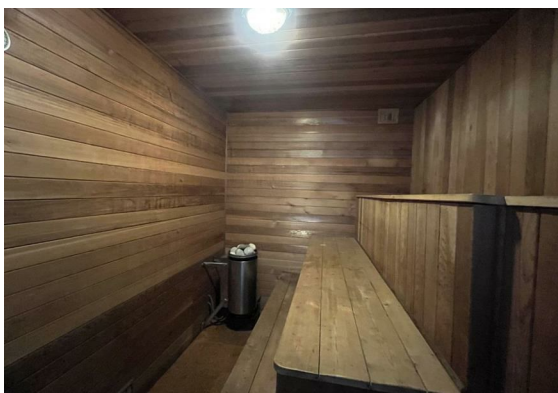
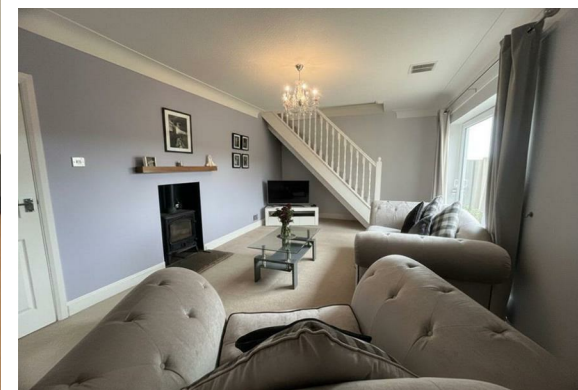
5'6" x 9'1" max (1.69 x 2.77m max)

### Kitchen / Diner

12'9" x 15'10" max (3.89 x 4.83m max)

### Utility Room

9'10" x 4'0" (3.02 x 1.23m)





**Living Room**  
20'2" x 11'9" (6.15 x 3.60m)

**Snug**  
12'9" x 11'5" (3.89 x 3.49m)

**Garden Room**  
13'6" x 6'11" (4.12 x 2.13m)

**Shower Room**  
2'7" x 6'7" (0.80 x 2.03m)

**Sauna**  
8'6" x 6'8" (2.60 x 2.04m)

**Stairs / Landing**

**Bathroom**  
7'10" x 9'10" max (2.40 x 3.02m max)

**Bedroom 3**  
8'3" x 11'10" (2.53 x 3.61m)

**Bedroom 2**  
8'0" x 13'2" (2.46 x 4.03m)

**Bedroom 4**  
9'10" x 8'0" (3.02 x 2.44m)

**Bedroom 1**  
11'9" x 17'10" max (3.60 x 5.45m max)

**Ensuite**  
6'7" x 11'7" (2.02 x 3.55m)

**Dressing Room**  
12'9" x 7'0" to wardrobes (3.89 x 2.15m to wardrobes)

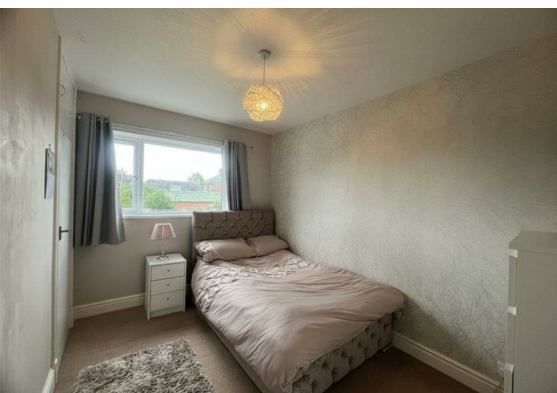
**Study**  
8'7" x 8'5" (2.64 x 2.58m)

**Externally**

**Front**

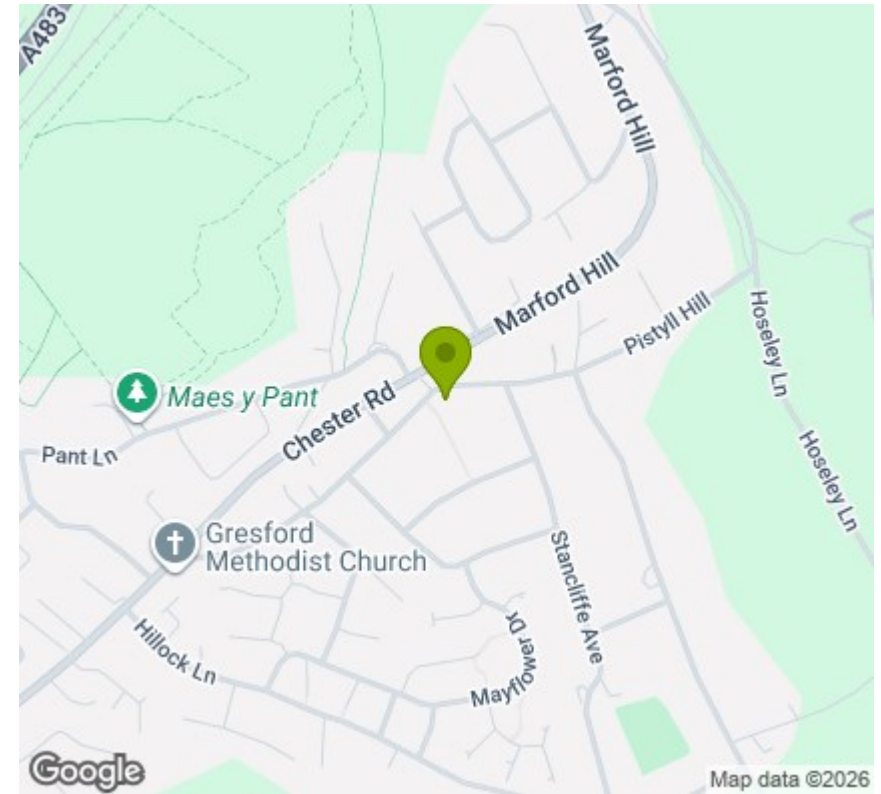
**Garage**

**Rear**

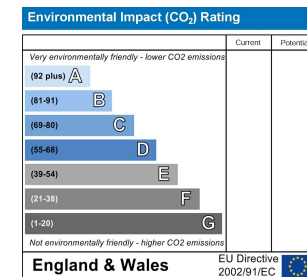
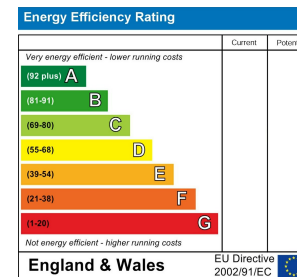


## Floor Plan

## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Bradley Office on 01978 750234 if you wish to arrange a viewing appointment for this property or require further information.

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