



Trusey Cottage

Wynnstay Lane, Marford, Wrexham, LL12 8LF

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Guide Price - £400,000

Rostons are delighted to offer for sale this stunning, brand new detached home, superbly positioned within the highly regarded village of Marford. Finished to an exceptional standard throughout, the home showcases contemporary design complemented by high quality fixtures and fittings, most notably within the bespoke kitchen, beautifully appointed bathroom, and stylish en-suite facilities. The ground floor offers a warm and inviting entrance hall, rear porch with cloakroom W.C, a living room and an impressive open plan kitchen and dining space thoughtfully designed to provide a practical environment for both everyday living and entertaining. To the first floor, a spacious landing leads to the principal bedroom with a sleek en-suite shower room, two further generously proportioned bedrooms and a family bathroom finished to a high specification. Externally, the property is complemented by attractively landscaped lawned gardens and ample off road parking, completing this truly desirable village home.

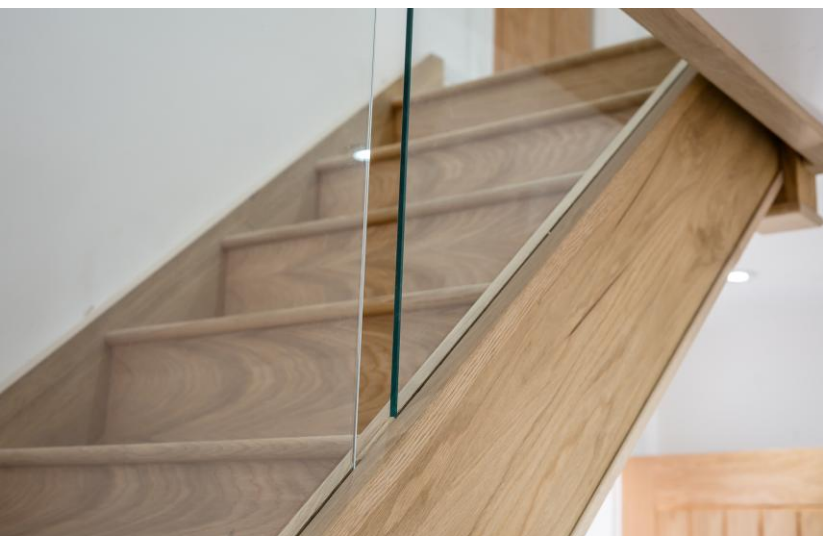
LOCATION

Marford is one of the most sought after residential villages in the Wrexham area, known for its attractive tree lined streets, distinctive architecture and welcoming community feel. Positioned between Wrexham and Chester, it offers excellent access to both centres, making it a popular choice for commuters and families alike.

The village is well served by local amenities, including nearby shops, pubs, schools and leisure facilities, while the surrounding countryside provides plenty of opportunities for walking, cycling and outdoor pursuits.

With strong transport links, a peaceful setting and a reputation as one of the areas most desirable places to live, Marford continues to attract buyers looking for a balance of convenience and village charm.





ACCOMMODATION

Approached via a town garden frontage, pedestrian gate and steps rising to the entrance of the property.

ENTRANCE HALL

Good sized welcoming entrance hall having a feature staircase with glass balustrade rising to the first-floor landing, radiator and door to utility.

UTILITY

Providing access to outside and to the ground floor W.C, washing machine.

GROUND FLOOR W.C.

Having a W.C. and wash handbasin, double-glazed window to rear.

LIVING ROOM

Double-glazed windows to front and rear, two radiators.



KITCHEN/DINING ROOM

Large open plan kitchen/dining room offering a modern range of white fronted wall, base and drawer units, contrasting work surfaces and sink unit with a mix tap over. It is intended that an oven, hob, dishwasher and fridge freezer shall be fitted with the clients input prior to exchange of contracts. The kitchen area opens out into a large dining space having bifold doors leading out to the rear garden, radiator.

FIRST FLOOR LANDING

Radiator, doors off to the bedrooms and bathroom accommodation.

MASTER BEDROOM

Double-glazed window and radiator.

ENSUITE WETROOM

Having tiled flooring and part tiled walls, mains shower and shower screen, back to the wall vanity furniture incorporating a W.C. and wash handbasin, radiator and double-glazed window.

BEDROOM 2

Double-glazed window, radiator.

BEDROOM 3

Double-glazed window, radiator.

FAMILY BATHROOM

Comprising a P shaped panel bath with shower screen and mains shower over. Back to the wall vanity furniture incorporating a W.C. and wash handbasin, part-tiled walls, tiled flooring, radiator, double-glazed window.



EXTERNALLY

On approach the property has pedestrian access to front, leading to a town garden frontage and steps rising to the front entrance.

To the rear there is off-road vehicle parking.

REAR GARDEN

Landscaped garden adjoining a patio area.

SERVICES

Mains electric, water and drainage, air source heat pump.

COUNCIL TAX

TBC

EPC

TBC

DIRECTIONS

Sat Nav LL12 8LF

What3Words ///left.beakers.iron





APPROXIMATE DISTANCES

Gwersyllt Station - 2.8 miles
Wrexham General Station - 3.1 miles
Chester Train Station - 11.2 miles
Liverpool Airport - 33.3 miles
Manchester Airport - 42 miles

AML REGULATIONS

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.



VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

DISCLAIMER

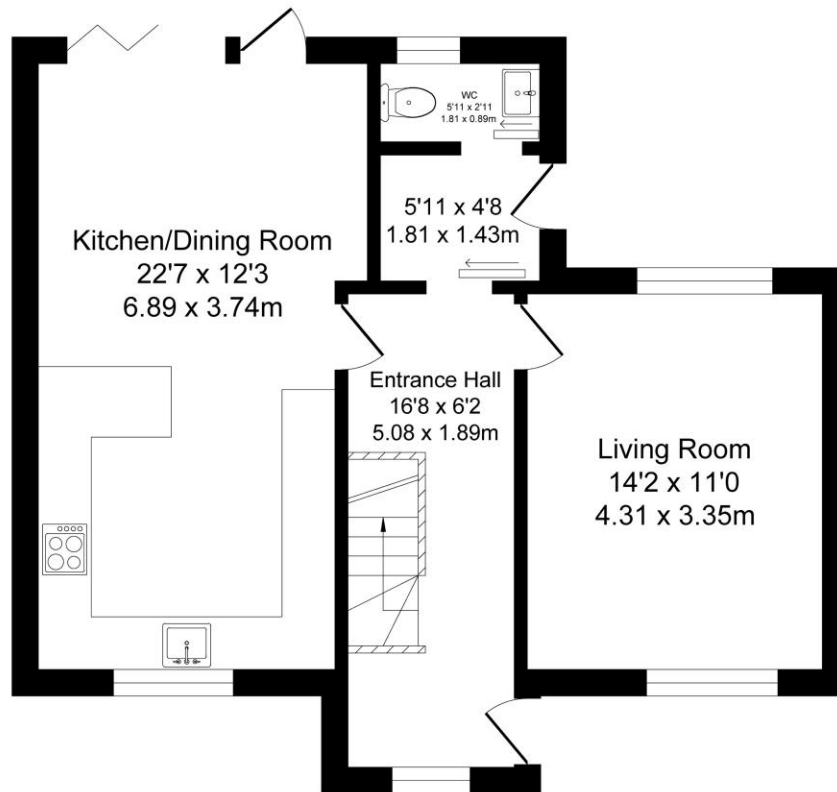
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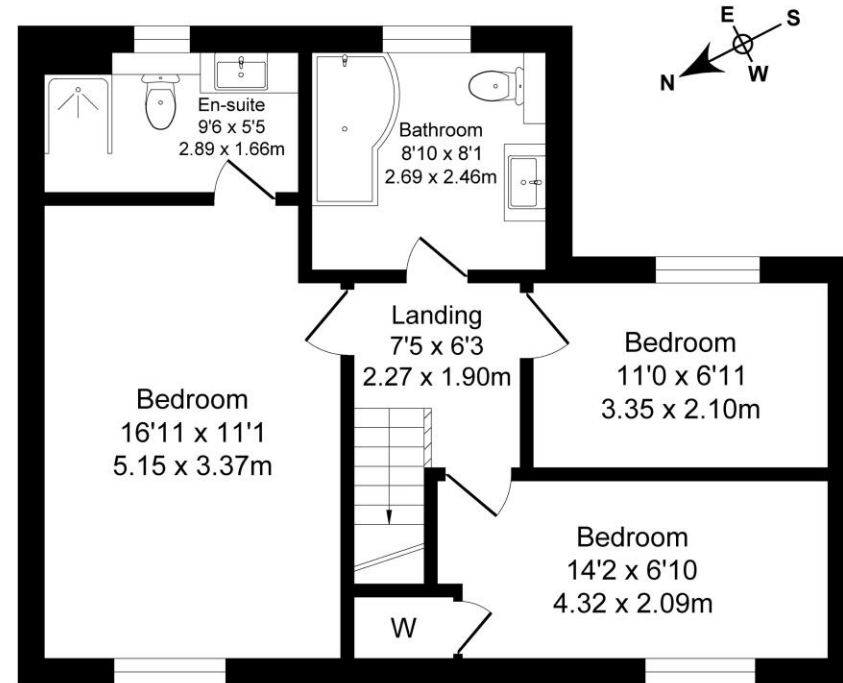
Total Approx. Floor Area 1161 Sq.ft. (107.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor Area 592 Sq.Ft (55.0 Sq.M.)



First Floor

Approx. Floor Area 569 Sq.Ft (52.9 Sq.M.)

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