

# Town & Country

Estate & Letting Agents

Elder Close, Wrexham

£360,000



This delightful four-bedroom detached home is situated in a quiet cul-de-sac within a large and popular development in the highly desirable and family-friendly village of Marford. The property benefits from gas central heating and UPVC double glazing. It comprises an entrance hall with a cloakroom WC, a living room, a dining room, a conservatory, and a kitchen/breakfast room on the ground floor. Upstairs, there is a first-floor landing leading to four bedrooms and a four-piece bathroom suite. Outside, the property features a patterned concrete driveway leading to a double garage, surrounded by a well-stocked and attractive lawned and shrubbed garden. A canopy porch above the front door and an outside courtesy light add to the property's charming appeal.

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## Location

Marford is a charming village located in the county of Wrexham. Situated in North Wales, Marford offers a picturesque setting with beautiful countryside views. The village boasts a peaceful and welcoming atmosphere, making it an ideal place to live. Residents can enjoy the convenience of nearby amenities and services while still being surrounded by natural beauty. With its tranquil surroundings and easy access to neighbouring towns and cities, Marford is a delightful location for those seeking a harmonious blend of rural and urban living.



## Entrance Hall

The property's entrance hall welcomes visitors with a leaded and double glazed UPVC front door. The hall features a radiator and a staircase leading to the first floor, where the accommodation is situated. Additionally, internal doors provide access to the cloakroom WC, living room, and kitchen/breakfast room.

## Cloakroom WC

The cloakroom is equipped with a low-level WC and a wash hand basin. It features a radiator for comfort and has partially tiled walls. An opaque window facing the front elevation adds natural light while maintaining privacy.



## Living Room

15'10" x 11'4"

The room features a window that looks out to

the front, and at its centre is a central fireplace with a living flame gas fire, set on a marble hearth and adorned with an elegant Adams style surround. From this room, the door leads into the dining room.



## Dining Room

10'7" x 9'6"

The room is equipped with a radiator for warmth and comfort. It also features a UPVC double glazed door with side panels, providing access to the conservatory.



## Conservatory

8'2" x 9'

An aluminium single glazed conservatory with sliding doors opening to the rear garden.



## Kitchen/Breakfast Room

14'2" x 9'9"

The kitchen is furnished with a stylish selection of glossy, white wall, base, and drawer units, adorned with stainless steel handles. The ample work surface area accommodates a ceramic 1 1/2 bowl single drainer sink unit with a mixer tap and tiled splashbacks. Integrated appliances include a stainless steel double oven, hob, and extractor hood, with additional provision for a washing machine and dishwasher. A window overlooks the rear elevation, and the room is equipped with a radiator. Furthermore, a UPVC double glazed back door opens up to the rear garden.

## First Floor Landing

The first-floor landing features a high-level opaque window on the side elevation, providing natural light while ensuring privacy. It includes an airing cupboard for storage and offers access to the loft. Additionally, the landing provides entry to all four bedrooms and the bathroom suite.



## Bedroom One

11'1" x 10'5"

The room includes a window overlooking the rear elevation, offering a pleasant view. It is equipped with a radiator for comfort and is fitted with a range of mirror wardrobes, providing ample storage space.



### Bedroom Two

9'10" x 9'10"

The room features a window that looks out to the front, providing natural light and a view. For comfort, a radiator is installed, and the room is equipped with built-in double wardrobes, offering convenient storage solutions.



### Bedroom Three

The room includes a window that faces the front, offering natural light and a view. It is furnished with a built-in wardrobe, providing storage convenience, and features a radiator for comfort and warmth.



### Bedroom Four

9'7" x 6'2"

Window to the rear elevation and a radiator.



### Bathroom

8'4" x 6'1"

The bathroom is installed with a white four piece suite, comprising a corner panelled bath with mixer tap, low-level WC, pedestal, wash, hand basin, and a corner, shower enclosure with an electric shower. The walls are partially tiled, there is a radiator, recessed downlights set within the ceiling and the opaque window facing the side elevation.

### Garage

16'4" x 15'6"

The garage can be accessed from the front through up and over garage doors, while a single timber pedestrian door provides access from the rear. The garage boasts a pitched roof, which allows for additional storage space. It is equipped with power and light, and there is a timber framed single glazed window on the rear elevation.



### Garden

The rear garden is predominantly west-facing, allowing it to enjoy afternoon and evening sunshine. It features a patterned concrete patio area and pathways, along with a greenhouse for gardening enthusiasts. The garden is beautifully landscaped with a well-stocked lawn and shrubbed areas, all enclosed by a series of fence panels for privacy and security.

### Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

### To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

### Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

### Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

### Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm  
Saturday - 9:00am - 4:00pm

### Additional Information (Wrexham)

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

