

# Town & Country

Estate & Letting Agents

Mayflower Drive, Marford, Wrexham

£375,000



Located on a corner plot with a sunny southerly facing rear garden within this highly desirable and family friendly village. This detached four bedroom home enjoys the benefit of UPVC double glazing and gas central heating and is presented to a high standard throughout. In brief internal accommodation comprises an entrance hall with cloakroom WC off, a living room, dining room, kitchen/breakfast room, utility room. The first floor landing, which offers access to 4 bedrooms, into a modern bathroom suite. Externally to the front of the property is a lawned and shrubbed corner plot with off-road parking position to the front of a single garage. Timber gated side access either side of the property leads to south facing rear garden again predominantly lawned and shrubbed with a brick block patio area.

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## Entrance Hall

UPVC double glazed leded front door which opens to an entrance hall with timber laminate flooring, radiator, stairs rising to the first floor accommodation with a storage cupboard below. Doors off open to the cloakroom WC, living room and kitchen.

## Cloakroom, WC

Installed with a vanity unit housing, a dual flush, low-level WC and wash hand basin with mixer tap, partially tiled walls, timber laminate flooring, heated towel rail and a recessed downlights set within the ceiling.



## Living Room

16'6" x 12

Having a window facing the front elevation, radiator and featuring a living flame gas fire set within a marble hearth with a feature Adams style surround.



## Dining Room

11'6" x 9'7

Having a radiator and a patio door opening to the rear garden.



## Kitchen

15" x 10'4

The kitchen is installed with an array of attractive modern wall base and drawer units. Ample worksurface space houses a resin 1 1/2 bowl sink unit with mixer tap. Integrated appliances include a combination microwave and oven, single oven, an electric hob and extractor hood And dishwasher. The flooring is timber laminate, there is a radiator, downlights set within the ceiling, the window to the rear elevation and the door off opens to the utility room.

## Utility Room

7'10" x 8'3"

With a ceramic tiled floor, fitted wall unit, space and plumbing for washing machine and dryer, sliding door open to the garage. There is a recently installed

gas Worcester combination boiler, a window to the rear elevation and a UPVC double glazed door giving access to the rear garden.

## Garage

19'3" x 7'10"

With an electric roller door, a pitched roof for storage, power and light.

## First Floor Landing

With an opaque eyelevel window to the side elevation access to the loft are built in storage cupboard and doors off opening to all four bedrooms and to the family bathroom.



## Bedroom One

13'10" x 10'7"

Window to the rear elevation radiator.



## Bedroom Two

10'4" x 10'3"

Window to the front elevation, radiator.



### Bedroom Three

9'3" x 7'3"

Window to the front elevation, radiator.



### Bedroom Four

10 x 6'7"

Window to the rear elevation, radiator.



### Bathroom

8'4" x 5'6"

Installed with a modern white suite, comprising a panelled bath with electric shower and protective screen above, dual flush low-level WC, pedestal hand wash basin with mixer tap, chrome heated towel rail, partially tiled walls, and an opaque window facing the side elevation.



### Externally

Located on a predominantly lawned and shrubbed corner plot, with off-road parking and a canopy porch and light over the front door. Paved and gravel pathway leads through a timber gate to the south, facing rear garden again lawned and shrubbed with a brick block patio area, timber shed, and external water supply, and not directly overlooked from the rear.

### 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.

### Services (Wrexham)

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

### Mortgage Advice (Wrexham)

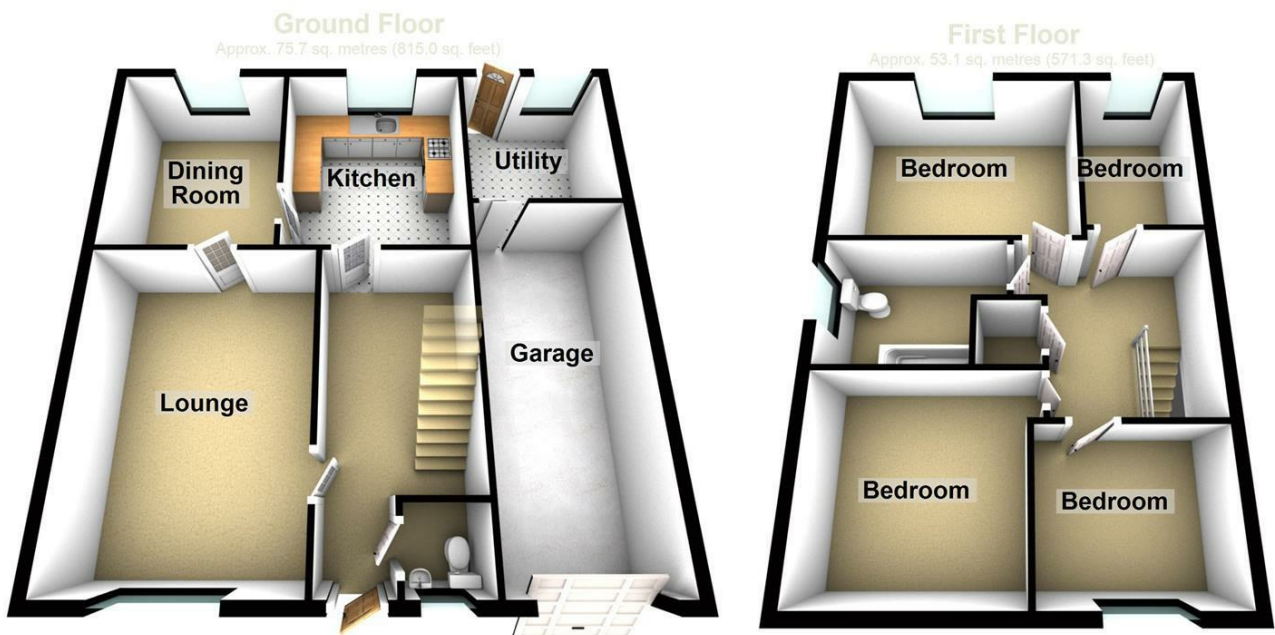
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies 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.**

### Viewings (Wrexham)

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



Total area: approx. 128.8 sq. metres (1386.3 sq. feet)

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 most 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		75	
(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	