

Town & Country

Estate & Letting Agents

Elwyn Drive, Marchwiell, Wrexham

£215,000



Situated in the sought after village of Marchwiell with a range of local community amenities. This two bedroom semi detached bungalow has the benefit of UPVC double glazing, gas central heating, cavity wall insulation and solar panels. With internal accommodation briefly comprising a hall with attractive Oak floor, spacious lounge with fireplace and sliding patio doors to the garden/dining room overlooking the rear private garden. Fitted kitchen, two bedrooms and a modern shower room. Externally, a gated driveway provides private parking and leads to the detached garage alongside a lawn and golden gravel area, to the rear the garden is largely low maintenance with patio areas and artificial grass.

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Externally Front

Property is approached over a tarmac driveway leading to the single garage and UPVC front door, running along side a lawn area bordered with golden gravel.

Hallway

Having oak flooring, radiator, panel doors off to all rooms and ceiling hatch to roof space with pull-down loft ladder, the loft is partially boarded and houses the combination boiler.



Living Room

17'8 x 11'9

With coved ceiling, two modern vertical radiators, gas fire with Adams style surround, UPVC sliding patio doors opening to the garden room.



Garden Room

17'2 x 10'2

Having UPVC double glazed windows, French doors opening to the rear garden, tiled flooring, radiator and gas wall heater.



Kitchen

8' x 7'5

Fitted with a range of white wood effect wall, base, and drawer complimented by laminate work surfaces incorporating a one and half bowl stainless steel single drainer sink unit with tiled splash back. There is space and plumbing for a washing machine, space for a cooker and fridge freezer. With a UPVC double glazed window over looking the rear garden and a UPVC double glazed external door.



Bedroom One

10'0 x 9'7

Fitted with a range of built in wardrobes with sliding doors, oak flooring, UPVC double glazed window and radiator.



Bedroom Two

9'7 x 8'10

UPVC double glazed window to front, radiator and coving to ceiling.



Bathroom

7'4 x 5'4

Fitted with a modern suite comprising of an oversized shower enclosure with wall panels, electric shower and protective

glass screen, low level dual flush WC, pedestal wash hand basin, built in storage cupboard, radiator and opaque double glazed window.



Rear Garden

A low maintenance rear garden enjoying a good degree of privacy with a spacious stone paved patio, artificial grass with gravelled borders with a variety of shrubs, garden shed and external lighting, all of which is enclosed within timber fencing.



Garage

19'5 x 8'

Having metal up and over door to front, lighting, power sockets and side door.

Services

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

Viewings

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

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

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.

Additional Information

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.

Ground Floor

Approx. 83.9 sq. metres (902.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	85	
(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	

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