

Town & Country

Estate & Letting Agents

Wrexham Road, Marchwiell, Wrexham

Asking Price £139,950



Located on a main thoroughfare in the popular village of Marchwiell, this charming two-bedroom end-of-terrace cottage boasts a generous garden of approximately 100 feet. The property offers easy access to the city centre, a range of local amenities, and nearby countryside activities. Benefits include UPVC double glazing and gas central heating. The accommodation, in brief, comprises an entrance porch, a spacious living room, inner hallway with a shower room off, kitchen, rear hall, and cloakroom WC. On the first floor, there are two bedrooms. Externally, the property features a gravelled forecourt to the front and side access to a large rear garden, mainly laid to lawn, with a concrete pathway leading to a pre-fabricated outbuilding.

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ENTRANCE PORCH

The property is entered through a glazed front door into a porch with a ceramic tiled floor. UPVC double-glazed windows flank either side elevation, and a partially glazed lever-latch door leads into the living room.



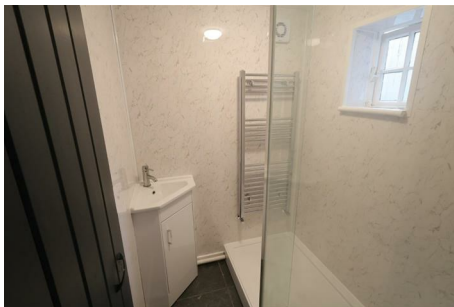
LIVING ROOM

14'1" x 11'0"

Featuring wood-effect laminate flooring, partially wood-panelled walls, and a window to the front elevation with a radiator beneath. A living flame gas fire is set within an Adams-style surround, providing a cosy focal point.

INNER HALLWAY

With ceramic tiled flooring, radiator, and stairs rising to the first floor with a storage cupboard beneath. An open throughway leads to the kitchen, and a door provides access to the shower room.



SHOWER ROOM

5'2" x 4'2"

Fitted with an oversized low-level shower enclosure and electric shower, corner wash hand basin set in a vanity unit, tiled walls, chrome heated towel rail, and extractor fan.



KITCHEN

7'4" x 7'9"

Fitted with a range of wall, base, and drawer units, work surfaces incorporating a stainless steel single drainer sink. Integrated appliances include a stainless steel oven and gas hob. Space and plumbing are provided for a washing machine. The room also houses a wall-mounted gas combination boiler, ceramic tiled floor, fully tiled walls, and a UPVC double-glazed window to the rear elevation.

REAR HALL

With ceramic tiled flooring, a stable-style back door, and a door opening to the cloakroom WC.



CLOAKROOM W/C

4'0" x 2'3"

Fitted with a low-level flush WC, ceramic tiled floor, partially tiled walls, and a radiator.

FIRST FLOOR LANDING

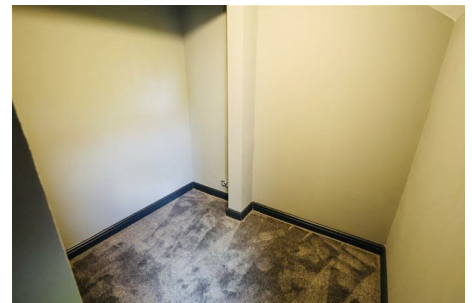
With doors leading to bedrooms one and two.



BEDROOM ONE

14'1" x 11'2" max

With a UPVC double-glazed window to the front elevation, radiator, and a built-in shelved cupboard.



BEDROOM TWO

6'5" x 7'6"

With a small UPVC double-glazed window to the rear elevation and radiator beneath.

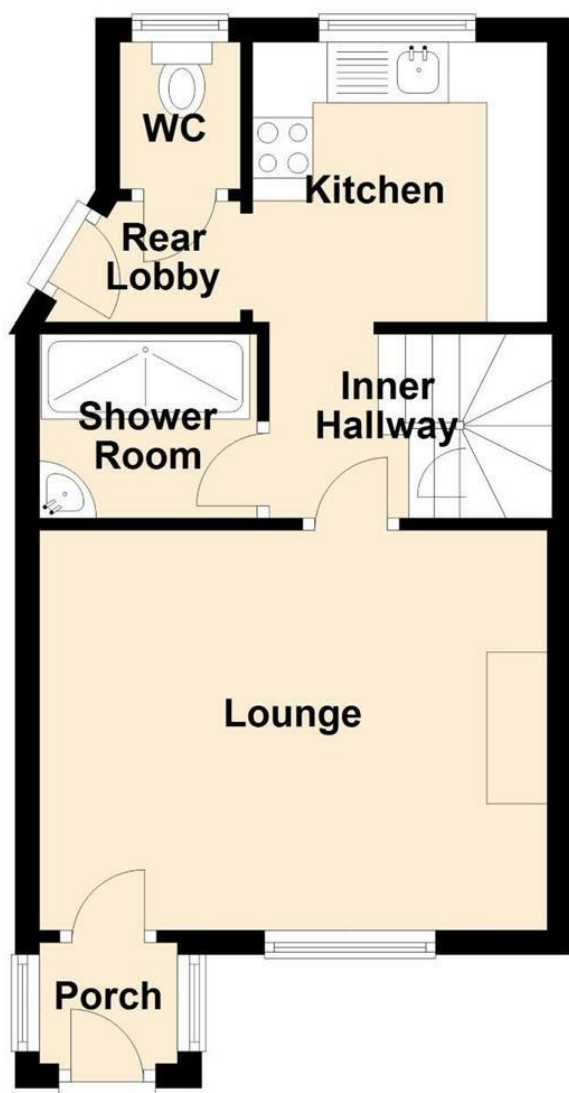


EXTERNALLY

To the front is a gravelled forecourt. Gated shared side access leads to the large rear garden, which extends approximately 100 feet and is predominantly laid to lawn, with a concrete pathway leading to a pre-fabricated outbuilding.

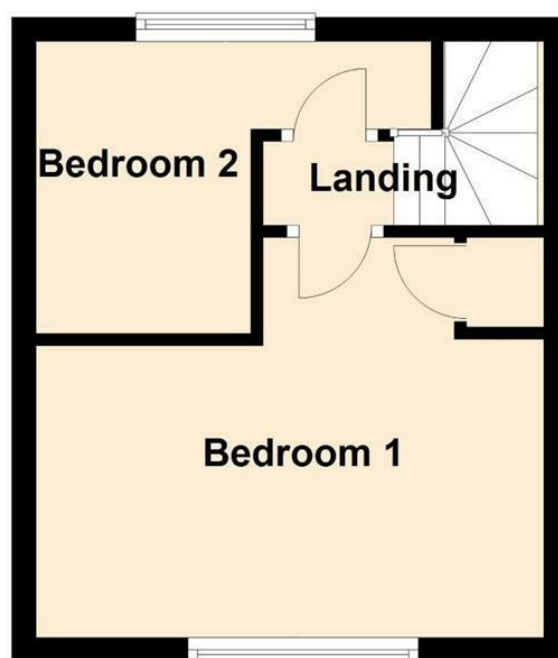
Ground Floor

Approx. 30.8 sq. metres (331.6 sq. feet)



First Floor

Approx. 20.6 sq. metres (222.3 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	48	76
England & Wales	EU Directive 2002/91/EC	

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