

Town & Country

Estate & Letting Agents

Wrexham Road, Marchwiell, Wrexham

£145,000



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.



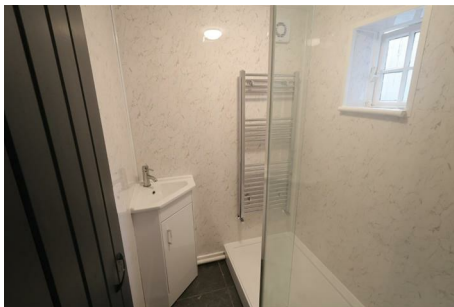
LIVING ROOM

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

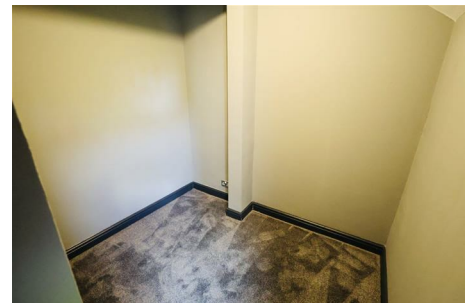
With doors leading to bedrooms one and two.



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.

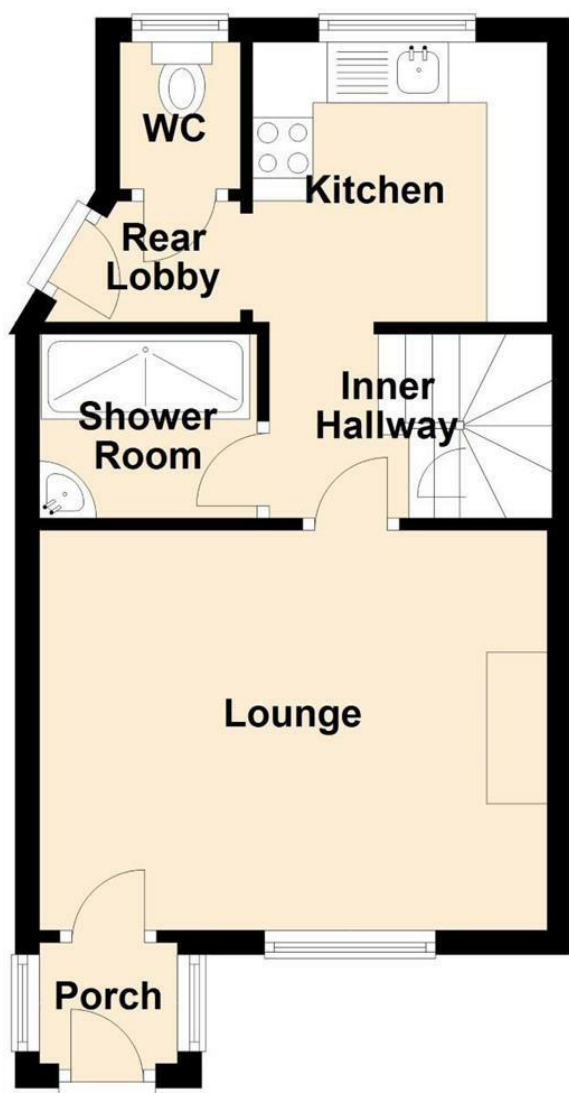


EXTERNALLY

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.

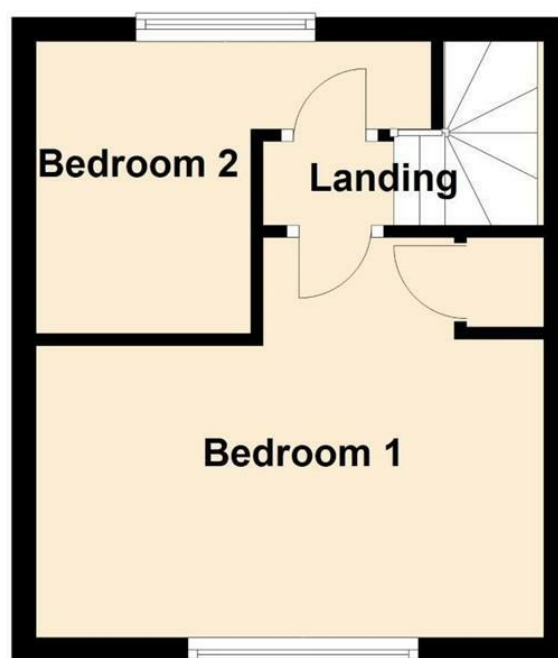
Ground Floor

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



First Floor

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



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.

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		
England & Wales	48	76
		EU Directive 2002/91/EC