

Town & Country

Estate & Letting Agents

Meadows View, Marford, Wrexham

£395,000



Situated on an enviable corner plot within one of the area's most sought-after villages, this well-proportioned three-bedroom detached bungalow benefits from UPVC double glazing, gas central heating, and well-planned accommodation comprising an entrance conservatory/porch, spacious reception hall, triple-aspect living room, and a kitchen fitted with a range of units and integrated appliances. There are three bedrooms, with the first and second featuring fitted furniture, and a modern shower room completing the accommodation. Externally, the property enjoys gardens to the front, side, and rear, with lawned and gravelled areas, shrub borders, ample parking via the gravel driveway, and access to a prefabricated double garage and outbuilding. The rear gardens are low maintenance and well enclosed. This property is offered for sale with no onward chain.

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DESCRIPTION

A detached three-bedroom bungalow situated on a corner plot within a residential area. The accommodation includes an entrance porch, reception hall, triple-aspect living room, fitted kitchen, three bedrooms, and a shower room. Externally, the property features low-maintenance gardens, a double garage, an outbuilding, and driveway parking. The property is offered with no onward chain.



LOCATION

Meadows View is a residential cul-de-sac situated in the village of Marford. The area comprises mainly detached homes within a well-established and desirable setting. Local amenities, schools, and public transport links are available in Marford, Gresford, and Rossett, with convenient access to both Wrexham and Chester.



ENTRANCE PORCH

7'7" x 8'3"

Comprising a UPVC double-glazed frame set on a low brick wall. The property is entered through an integral door opening onto ceramic

tiled flooring, a UPVC panel ceiling, and a glazed internal door leading to the reception hall.



RECEPTION

13'2" x 7'4"

An inviting and spacious entrance hall featuring a radiator and opaque glazed doors opening to the living room, kitchen, shower room, and all three bedrooms. There are two built-in cloak/storage cupboards with luggage cupboards above.



LIVING ROOM

13'2" x 17'5" max

A lovely triple-aspect room with windows facing the front and side elevations, and a full-length window and door opening to the rear garden. Central to the room is a living flame gas fire with a feature marble surround, and a radiator on the opposite wall.



KITCHEN

11'2" x 9'6"

Fitted with a range of wall, base, and drawer units, along with an integrated breakfast table and ample work surface space. The stainless steel one-and-a-half bowl sink unit includes a mixer tap and tiled splashback. Integrated appliances include a stainless steel double oven, gas hob, and extractor hood. There is space and plumbing for a washing machine. The floor is ceramic tiled, the walls are fully tiled, and the ceiling features recessed downlights. A window faces the rear elevation, and a UPVC double-glazed door opens to the rear garden.



BEDROOM ONE

12' x 11'3"

The principal bedroom is fitted with a range of furniture, including two double wardrobes with luggage cupboards above, and a vanity unit housing a wash hand basin with tiled splashback and mirror above. A window faces the side elevation with a radiator below.



BEDROOM TWO

7'6" x 9'

Fitted along one wall with wardrobes featuring three mirrored sliding doors. A window faces the side elevation with a radiator below.



BEDROOM THREE

10'2" x 6'9"

With a window facing the front elevation and a radiator below.



SHOWER ROOM

5'4" x 7'4"

A modern, fully tiled shower room featuring a wall-mounted electric shower with grab handles, a protective screen and curtain, and a drain below. There is also a dual-flush low-level WC, a pedestal wash hand basin with mirror above, a radiator, a UPVC panel ceiling, extractor fan, and an opaque window to the side elevation.

GARAGE

A prefabricated double garage with a double up-and-over door, power and light, and a wooden side access door.



OUTBUILDING

A prefabricated outbuilding with a single-glazed window to the front elevation, a wooden entrance door, and power and light.



EXTERNALLY

The property sits on an attractive corner plot with a lawned garden and shrub borders. There is also a gravelled area providing overflow parking, along with a gravel driveway extending along the left-hand side of the property to the garage. Ample exterior lighting is provided. Timber gated access to the side and rear gardens can be gained from either side of the bungalow. The rear garden is designed for low maintenance, being predominantly paved with gravelled areas, raised planters, shrub borders, a timber summerhouse, and a greenhouse. There is also an external water supply and lighting, all enclosed by timber fence panels.



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.

Services (Wrexham)

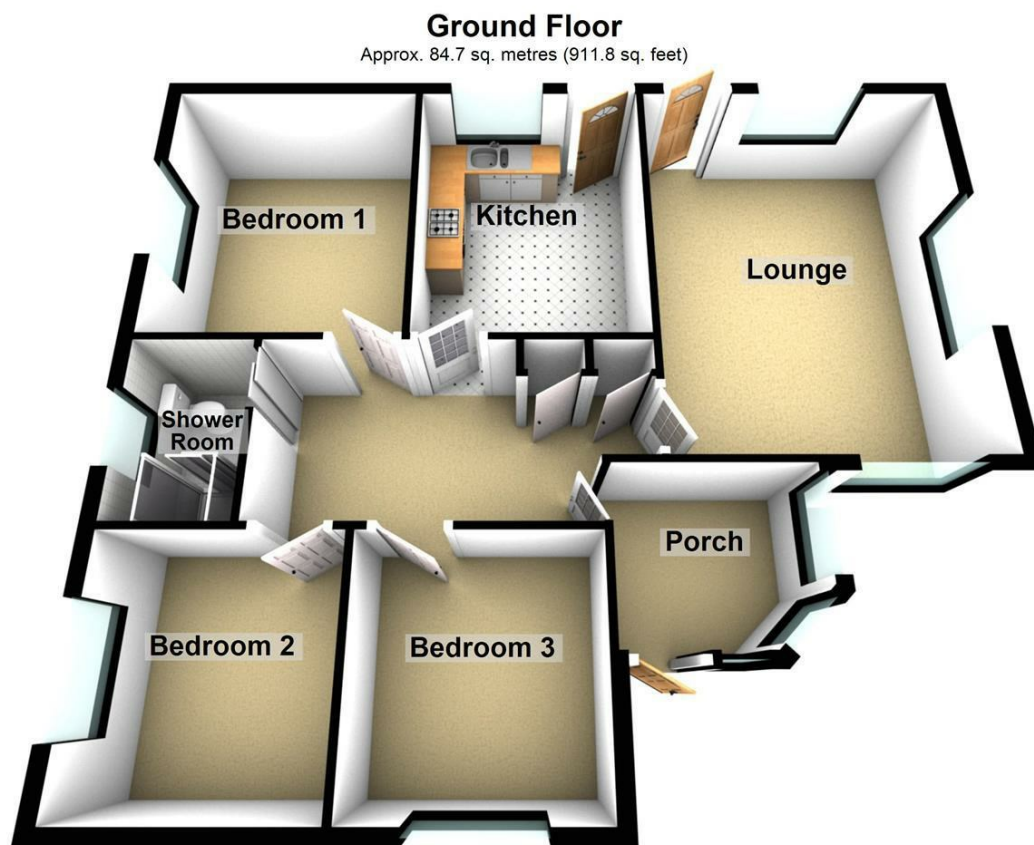
The agents have not tested any of the appliances listed in the particulars.

To Make an Offer (Wrexham)

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

Viewings (Wrexham)

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



Total area: approx. 84.7 sq. metres (911.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.