

Town & Country

Estate & Letting Agents

Meadows View, Marford, Wrexham

£349,950



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.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345



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.



Property Particulars Disclaimer

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

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The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is

provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

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These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval.

Services (Wrexham)

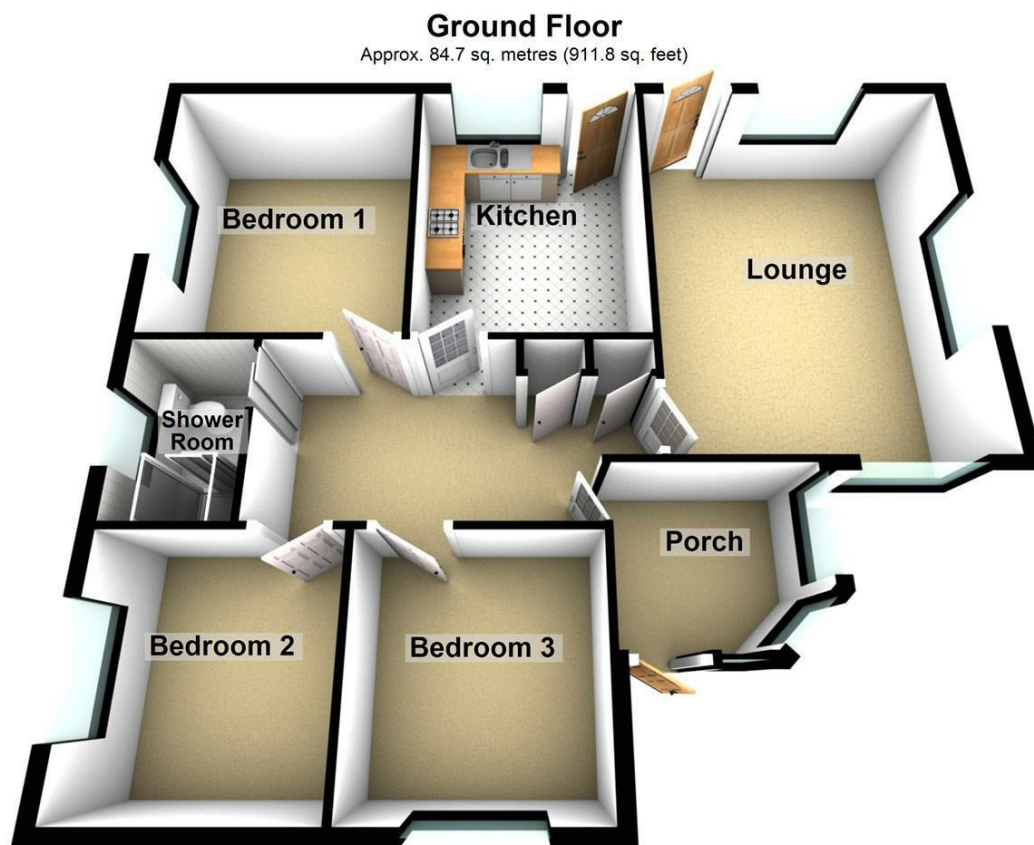
The agents have not tested any of the appliances listed in the particulars.

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

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