

Town & Country

Estate & Letting Agents

Meadows View, Marford, Wrexham

Offers In Excess Of
£400,000



Situated in a desirable village with easy access to Wrexham, Chester, local motorways, and amenities, and within walking distance of a well-regarded primary school. This detached four-bedroom home sits on a generous plot and benefits from gas central heating and UPVC double glazing. Accommodation includes a vestibule, entrance hall, living room with rear picture window, dining room, kitchen, and cloakroom WC on the ground floor, with four bedrooms and a modern shower room upstairs. Externally, the front garden features lawn, shrubs, and double driveways leading to a tandem garage and rear access via timber gates. The south-west facing rear garden includes a lawn, paved patio, shrub borders, vegetable garden, greenhouse, and covered storage.

** No Onward Chain **

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DESCRIPTION

Situated in a highly desirable village with easy access to Wrexham, Chester, local motorway networks, and day-to-day amenities. The property is also within walking distance of a well-regarded primary school. This detached four-bedroom home occupies a generous plot and benefits from gas central heating and UPVC double glazing. The light and spacious accommodation includes a vestibule, inviting entrance hall, living room with rear picture window, dining room, kitchen with light woodgrain units, and cloakroom WC on the ground floor. Upstairs, a modern three-piece shower room serves four generous bedrooms. Externally, the front garden has lawn and shrubs with double driveways—one leading to the detached tandem garage and the other to double timber gates giving access to the rear garden. The south-west facing rear garden is predominantly lawned with a paved patio, shrub borders, vegetable garden, greenhouse, and covered storage, all enclosed by timber fencing.



LOCATION

Meadows View is 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.

VESTIBULE

Entered through a UPVC double-glazed door, the vestibule has a ceramic tile floor and a UPVC ceiling. A woodgrain-effect UPVC double-glazed leaded and opaque door opens to the entrance hall.



ENTRANCE HALL

14'4 x 5'6

A spacious and welcoming entrance hall with a built-in cloak cupboard, radiator, and stairs to the first floor. Glazed double doors lead to the living room, with additional doors to the kitchen, dining room, and cloakroom WC.



LIVING ROOM

22'9 x 13'3

A generous living space with two radiators, fitted base cabinets, and a UPVC double-glazed picture window with integrated door opening to the rear garden.



KITCHEN

10'8 x 8'4

Fitted with light woodgrain-effect wall, base, and drawer units with stainless steel handles, the kitchen provides ample work surface, including an integrated breakfast bar. It houses a stainless steel one-and-a-half bowl sink with mixer tap and tiled splashback. Integrated appliances include a stainless steel double oven, hob with extractor hood, fridge, and freezer. Plumbing is in place for a slimline dishwasher and washing machine.



DINING ROOM

13'6 x 10'8

A front-facing room with a window and radiator beneath.



CLOAKROOM WC

6'1 x 5'7 (max)

Fitted with a low-level WC, corner wash hand basin with vanity unit and mixer tap, radiator, Karndean tile flooring, and partially tiled walls. Includes under-stairs storage with automatic light and an opaque side window.



FIRST FLOOR LANDING

17'2 x 5'6

With a radiator, opaque side window, two built-in storage cupboards (one housing the Worcester gas combination boiler), a loft hatch with retractable ladder, and doors leading to all four bedrooms and the shower room.



BEDROOM ONE

11'7 x 11'1

Featuring two sets of built-in double wardrobes, a radiator, and a rear-facing window offering elevated views over rooftops toward the hills.



BEDROOM TWO

11'1 x 10'6

Featuring two sets of built-in double wardrobes, a radiator, and a rear-facing window with similar views to Bedroom One.



BEDROOM THREE

10'7 x 10'6

With a built-in double wardrobe, front-facing window, and radiator.



BEDROOM FOUR

10'7 x 9

Fitted with a built-in double wardrobe, desk, radiator, and front-facing window.



SHOWER ROOM

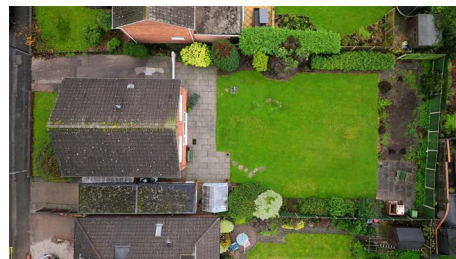
5'9 x 5'6

A modern white three-piece suite comprising a corner shower with thermostatic shower, a vanity unit with wash hand basin and dual-flush WC. Fully tiled walls, a mirror, chrome heated towel rail, and an opaque side window complete the room.



EXTERNALLY

To the front of the property is a lawn with shrub borders and parking on either side. To the right, a driveway leads to the detached tandem garage, while to the left, a second driveway runs along the side of the property toward the main entrance. The entrance features a canopy with light above, and timber gates provide access to the rear garden. To the rear a generously sized rear garden enjoying a sunny south-west facing orientation. It features a large paved patio with an exterior light, a lawn with shrub borders, a vegetable garden at the rear, a greenhouse, and a covered storage area alongside the garage. The garden is enclosed by timber fencing.



DRONE



GARAGE

35'6 x 7'10

The detached tandem garage is accessed via an electric four-panel garage door at the front. Toward the rear are two single-glazed windows on the side and one at the back. The garage is fitted with power and lighting, plus a pedestrian side access door.

Services

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

Freehold

Council Tax Band - F (£3168 Per Year)

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.

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