

Town & Country

Estate & Letting Agents

Wynnstay Lane, Wrexham

£775,000



A beautifully presented four-bedroom detached family home situated in the heart of the sought-after village of Marford, offering spacious and versatile accommodation, three reception rooms, a superb open-plan kitchen/dining room, principal bedroom with en-suite, integral garage, generous gardens and ample off-road parking.

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DESCRIPTION

Nestled within the highly desirable village of Marford, this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation throughout. Occupying a generous plot, the property benefits from three reception rooms, a stunning open-plan kitchen/dining room, four well-proportioned bedrooms, including a principal suite with en-suite shower room, a modern family bathroom, downstairs WC, integral garage, ample off-road parking and beautifully landscaped rear gardens. Finished to an excellent standard throughout, this superb home is ideally suited to growing families seeking spacious living within one of Wrexham's most sought-after residential locations.



LOCATION

Situated on the prestigious Wynnstay Lane in the highly desirable village of Marford, this property enjoys an excellent position within one of Wrexham's most sought-after residential areas. Marford offers an excellent range of local amenities, including independent shops, cafés,

supermarkets, healthcare facilities and welcoming public houses, together with highly regarded primary and secondary schools. The area is renowned for its attractive village atmosphere, picturesque surroundings and convenient access to the A483, providing excellent commuter links to Wrexham, Chester, Oswestry and the wider North West. Nearby countryside walks, parks and recreational facilities make this an exceptional location for families and professionals alike.



ENTRANCE HALL



LIVING ROOM

12'6" x 17'11"

A beautifully presented living room featuring an attractive bay window to the front elevation, allowing an abundance of natural light to fill the room. Finished with elegant parquet flooring throughout, the room benefits from a gas feature fireplace with two UPVC double glazed windows positioned either side, creating an attractive focal

point. Radiators are positioned beneath the bay window and on the internal wall. Glazed wooden double doors lead seamlessly into the dining room.



DINING ROOM

13'2" x 9'1"

Continuing the attractive herringbone parquet flooring from the living room, this bright and spacious dining room enjoys UPVC double glazed patio doors with glazed side panels opening directly onto the rear garden. A radiator is positioned to one side, making this an ideal space for both family dining and entertaining.



impressive open-plan kitchen and dining room offers an abundance of space for modern family living.

The kitchen is fitted with a range of cream wall and base units complemented by contrasting green worktops, providing ample cupboard and preparation space. Integrated appliances include an oven, gas hob and fridge freezer, while a large stainless steel double sink sits beneath a UPVC double glazed window overlooking the beautifully landscaped rear garden. Attractive cream ceramic tiled splashbacks complete the kitchen.



SNUG

11'0" x 12'9"

A cosy and versatile second reception room, ideal as a snug, family room or home office. The room is fitted with a light beige carpet and benefits from a large UPVC double glazed window overlooking the front elevation, a radiator beneath and a feature electric fireplace.



DOWNSTAIRS W/C

6'4" x 10'5"

Fitted with a wall-mounted wash hand basin and low-level WC, this stylish cloakroom benefits from built-in storage cupboards beneath the sink and WC, together with an additional storage cupboard. Finished with black tiled flooring, partially tiled walls and a striking black marble-effect worktop, creating a sleek and contemporary finish. A radiator completes the room.



KITCHEN

31'1" x 11'7"

Forming the heart of the home, this



DINING AREA

The generous dining area comfortably accommodates a large family dining table and benefits from wide UPVC double glazed patio doors opening onto the rear garden, together with additional large UPVC double glazed windows flooding the room with natural light. An

internal door provides access to the integral garage, and radiators serve both the kitchen and dining areas.



FIRST FLOOR LANDING



BEDROOM ONE

A spacious principal bedroom benefiting from a large UPVC double glazed window overlooking the front elevation, cream carpet and bespoke fitted wardrobes spanning the rear wall, providing excellent storage.



EN-SUITE

An archway leads into the en-suite shower room, comprising a walk-in electric shower, low-level WC and freestanding wash hand basin. The en-suite is fully tiled in modern cream wall tiles and benefits from an opaque UPVC double glazed window overlooking the rear elevation, together with recessed ceiling spotlights.



BEDROOM TWO

11'0" x 12'11"

A spacious double bedroom fitted with a neutral beige-green carpet. A large UPVC double glazed window overlooks the front elevation with a radiator positioned beneath.



BEDROOM THREE

11'11" x 11'11"

A well-proportioned double bedroom with a large UPVC double glazed window overlooking the front elevation, a radiator beneath.





BEDROOM FOUR

9'8" x 8'4"

A lovely bedroom featuring newly fitted cream carpet, a large UPVC double glazed window overlooking the rear elevation and a radiator beneath.



FAMILY BATHROOM



EXTERNAL

A stunning Indian stone patio spans the rear of the property, complemented by an attractive raised seating area with feature brick retaining walls and inset lighting, providing an ideal space for outdoor dining and relaxation. Steps lead up to an expansive, immaculately maintained lawn bordered by established trees and matured hedges.

To the rear of the garden sits a charming timber summer house, while the generous lawn offers plenty of space for children to play or for keen gardeners to enjoy. This superb outdoor space combines privacy, practicality and excellent presentation, making it a real highlight of this outstanding family home.

Services (Wrexham)

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

Tenure: Freehold

Council Tax Band G £3655.00

Viewings (Wrexham)

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

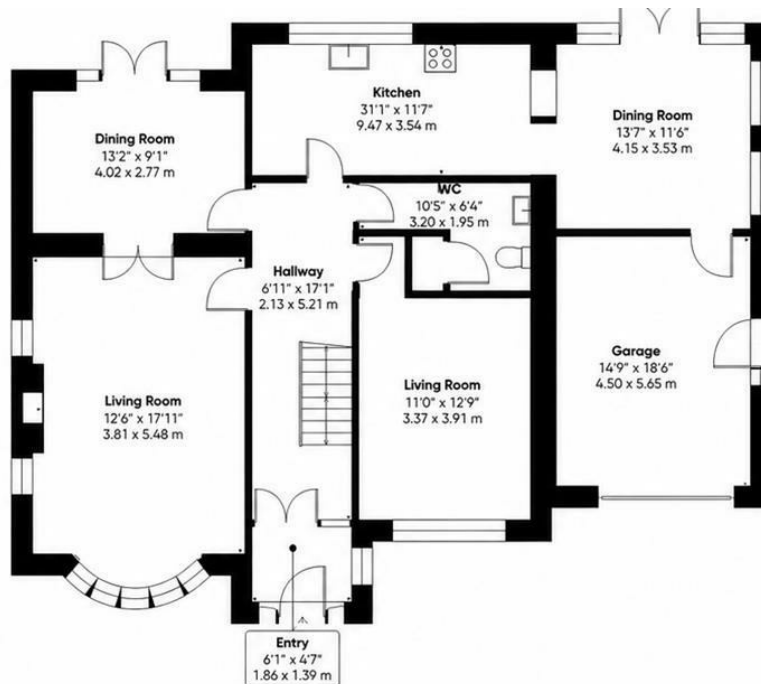
Mortgage Advice (Wrexham)

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.

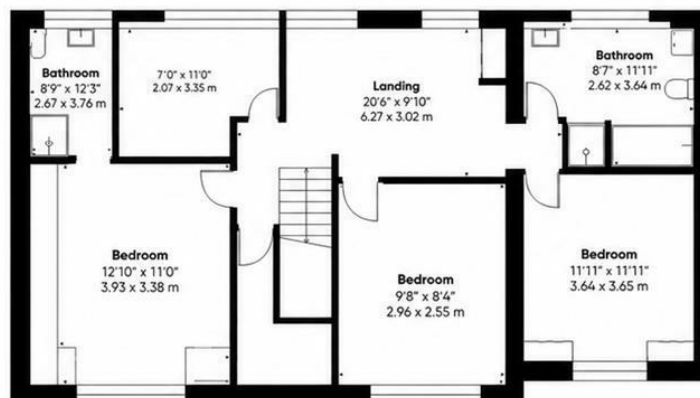
Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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.



Ground Floor



Floor 1

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	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.