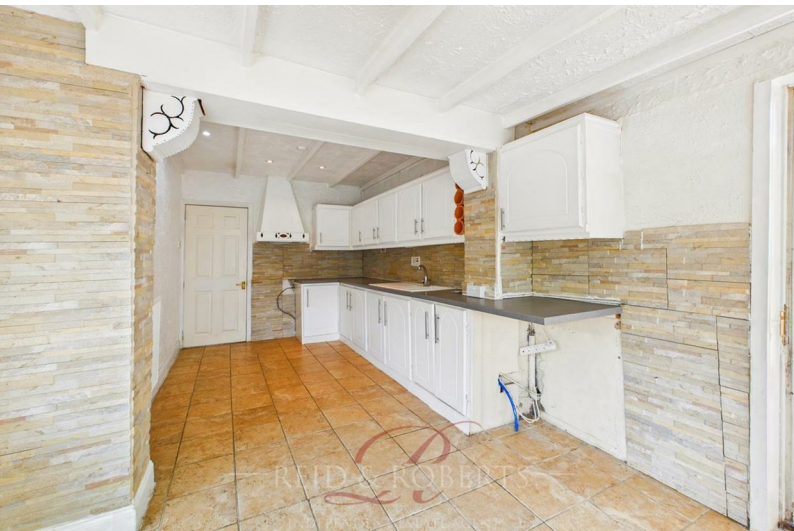




## 3 Daneswood

Marchwiell, Wrexham, LL13 0RG

£195,000





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## Entrance

3'3" x 6'1" (1.01m x 1.86m )

Accessed via a UPVC double glazed door, opening into a welcoming hallway with carpeted flooring and ceiling light point. Door to a useful storage cupboard housing the boiler. Further door leads into the Lounge. Double glazed window to the front elevation and radiator.

## Lounge

19'9" x 11'10" (6.03m x 3.61m)

A cosy reception room with carpeted flooring, stone mantelpiece with Chimney breast suitable for a log burner or fireplace, ceiling light point, single panelled radiator, and double glazed window to the front elevation.

## Kitchen/Diner

17'11" x 8'5" (5.47m x 2.58m)

Fitted with a range of wall and base units complemented by tiled flooring and composite 1.5 sink with mixer tap. Integrated with double panelled radiator, ceiling spotlights, and double glazed window to the rear elevation. Wooden door provides access to the rear garden.

## Bathroom

7'4" x 5'6" (2.26m x 1.68m )

Fitted with a panelled bath and separate hot and cold taps, low flush WC, and wash hand basin with separate hot and cold taps. Fully tiled flooring, partially tiled walls, ceiling spotlights, and double glazed window to the side elevation.

## Bedroom One

13'11" x 10'7" (4.25m x 3.25m)

Double bedroom with carpeted flooring, integrated storage, ceiling light point, and window to the rear elevation.

## Bedroom Two

10'9" x 9'11" (3.30m x 3.03m)

Double bedroom with carpeted flooring, integrated storage, ceiling light point, and window to the rear elevation. Stairs provide access to the Loft Room.

## Bedroom Three

9'3" x 8'5" (2.83m x 2.59m)

Carpeted flooring, ceiling light point, single panelled radiator, and double glazed window to the side elevation.

## Loft Room

11'0" x 9'8" (3.37m x 2.96m)

A versatile additional space with wooden flooring, ceiling light point, built-in eaves storage cupboards, and window to the rear elevation.

## Rear Garden

This spacious and well-maintained rear garden features a central circular patio, neat lawned areas, and a variety of mature shrubs and evergreens for year-round greenery and privacy. With raised beds, gravel paths, a greenhouse, and a storage shed, the garden offers both charm and practicality, ideal for relaxing, entertaining, or gardening enthusiasts.

## Front Garden

A well-maintained, low-maintenance front garden featuring a brick-paved path, gravel beds, and vibrant blue planters. Mature hedges and shaped evergreens offer privacy, while a circular patio area and decorative well add charm. The gated driveway leads to a attached garage, providing secure off-road parking.

## Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 .

Tel: 01978 353000

Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

### To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Services.

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

### Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

### Floor Plan.

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.





Road Map



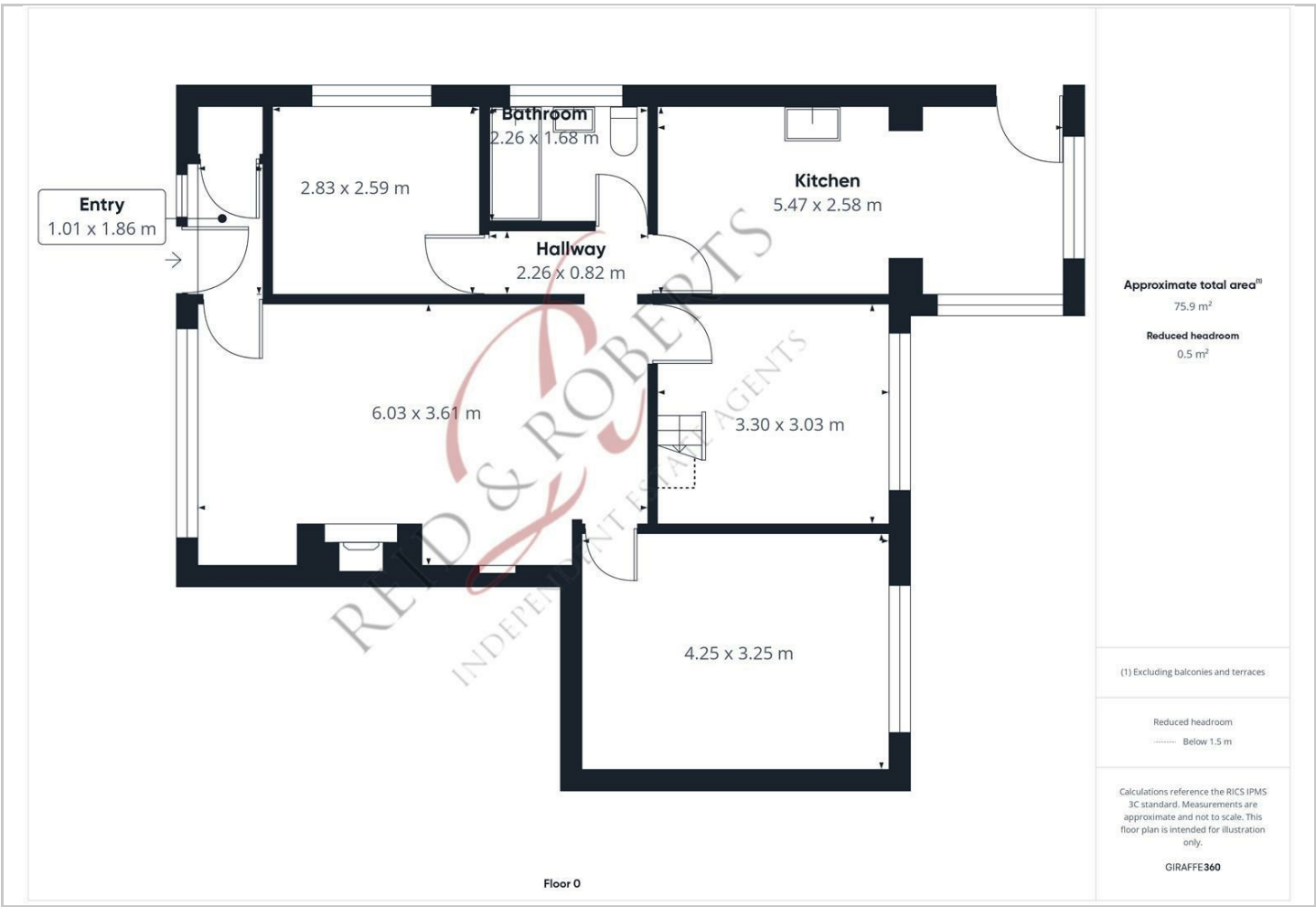
Hybrid Map



Terrain Map



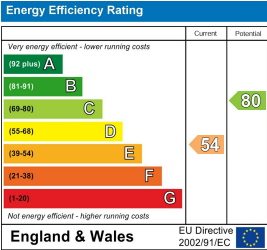
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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