

HUMPHREYS

ESTATE & LETTING AGENTS



75 WYNNSTAY LANE, MARFORD,
WREXHAM, LL12 8LH

Offers Over £1,100,000

4 BEDS | 3 BATHS | 3 LIVING

SALES

e: chestersales@humphreysofchester.co.uk

t: 01244 401100

WWW.HUMPHREYSOFCHESTER.CO.UK



A stunning family-sized detached residence that features stylish and contemporary appointment throughout! Occupying a most notably and sought after address, this skillfully extended home provides a wealth of living space complemented perfectly by its generous garden. We know buyers will just fall in love with the Principal Bedroom Suite as it's to die for, with striking Apexes and balcony terrace to the rear. There is so much to admire at this fabulous home, contact us to register your interest

LOCATION

Wynnstay Lane is much revered locally within the sought after district of Marford, itself being convenient for Chester and Wrexham commercial centres yet close to the fringes of open countryside. Good local schooling is available for nursery, primary and secondary education with the independent schools of King's and Queen's also situated within easy travelling distance. The quality day-to-day amenities that Rossett and Gresford, the adjacent villages, have to offer include small independent shopping as well as good public houses and restaurants.

TENURE

The property is understood to be freehold, the purchaser should verify this prior to a legal commitment to purchase.

COUNCIL TAX BAND

Wrexham County Borough Council - Band G



1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.















%epcGraph_c_1_333%

H U M P H R E Y S

ESTATE & LETTING AGENTS

WWW.HUMPHREYSOFCHESTER.CO.UK
