



Ty Medi

Wrexham | LL11 3TN

Offers In The Region Of £260,000

MONOPOLY[®]

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"VIEWING HIGHLY RECOMMENDED"

We are delighted to offer For Sale this BEAUTIFULLY PRESENTED split level Three Bedroom Detached Property. The accommodation Benefits from being in a village location and has Gas Central Heating, underfloor heating to ground floor and UPVC double glazing. The Living accommodation Comprises: Entrance Hallway, Cloakroom, Lounge, Fitted Kitchen/ Dining Room, Utility/ Shower Room and on the First Floor there are Three Bedrooms and Family Bathroom. and externally there is a drive providing off road parking for two vehicles. The terraced gardens to the rear offer Great views from the top terrace over the surrounding countryside. Situated in the popular and sought after village of Coedpoeth which offers a wealth of local amenities including various shops, primary school, doctors, dentists and has excellent access to Wrexham City Centre and the A483 for commuting.

- THREE BEDROOM SPLIT LEVEL
- DETACHED PROPERTY
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- UTILITY/ SHOWER ROOM
- UPVC DOUBLE GLAZING
- TERRACED GARDEN



ACCOMMODATION TO THE GROUND FLOOR

UPVC Double glazed front door giving access to the entrance hallway.

ENTRANCE HALLWAY

With staircase rising off to the first floor accommodation, Under stairs storage, and Tiled floor.

CLOAKROOM

Comprising of a Chrome ladder style towel rail/ radiator, Fitted 2 piece suite comprising w.c. and wash hand basin. Tiled floor.

LOUNGE

10'9" x 10'4" (3.279m x 3.151m)

UPVC Double glazed window to the front, Double doors leading into the Kitchen/Dining room, Tiled floor.

KITCHEN/DINER

16'0" x 14'6" (4.880m x 4.420m)

The kitchen has a good range of wall and base units with complementary worktop surfaces incorporating one and a half bowl stainless steel sink unit with mixer tap, Built in four ring gas hob, electric oven/ grill, extractor hood, oven, and Integral dishwasher, UPVC Double glazed sliding patio doors to the front elevation, splash back tiling, Tiled floor

UTILITY/ SHOWER ROOM

9'3" x 6'9" (2.820m x 2.080m)

Fitted tiled shower enclosure with fitted shower, worktop surface with cupboard below, wall mounted gas central heating boiler, plumbing for washing, UPVC Double glazed door to the side, Tiled floor.

FIRST FLOOR LANDING

UPVC Double glazed door giving access to the rear, airing cupboard, Built in storage, Doors leading off to the bedrooms and family bathroom.

BEDROOM ONE

15'11" x 14'6" (4.870m x 4.439m)

UPVC Double glazed window to the side, two Double glazed Velux windows, radiator, storage cupboards, Wood effect laminate flooring,. Fitted log burner set on a paved plinth.

BEDROOM TWO

12'4" x 10'9" (3.779m x 3.299m)

UPVC Double glazed window to the side, radiator, double glazed Velux Window to ceiling. Fitted wardrobes, laminate wood effect flooring,

BEDROOM THREE

8'7" x 6'11" (2.6192m x 2.131m)

UPVC Double glazed window to the rear, radiator, Ladder leading up to mezzanine storage area/ children's sleeping area.

FAMILY BATHROOM

Panel enclosed bath with shower attachment, low level w.c, wash hand basin, Tiled walls, ladder style chrome towel rail/ radiator, UPVC Double glazed frosted window to the rear.

OUTSIDE

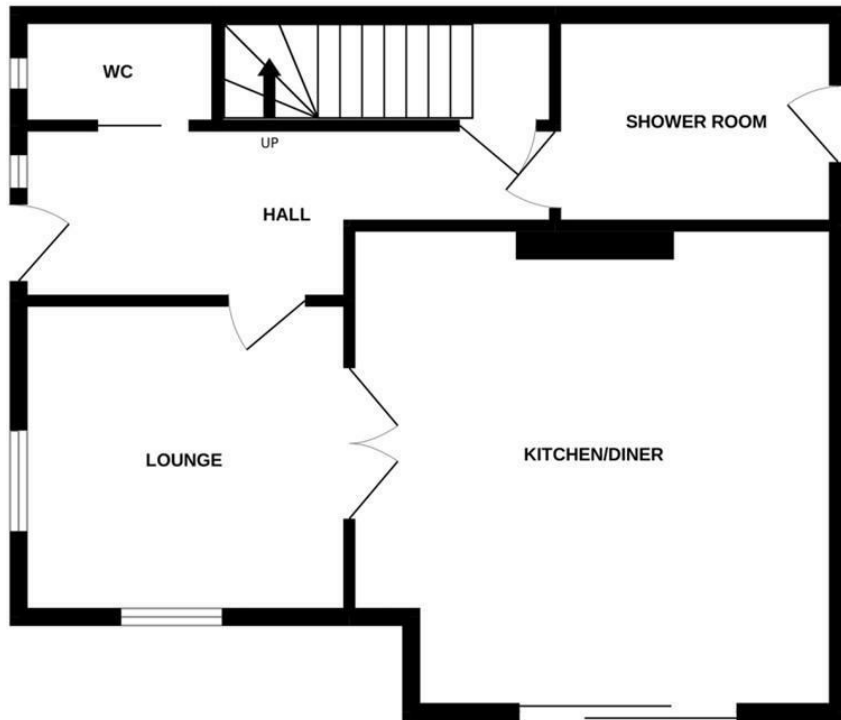
To the front of the property there is a driveway which provides off road parking for a couple of vehicles and a pathway leading to the side entrance. There is also a path leading round to the right hand side of the property where there are steps to a storage shed and which leads to the rear. The path leads along the back of the property to the far left hand side where there is a large decked seating area with far reaching views across the surrounding countryside and to the side the gardens are laid with decorative slate chippings with borders and sloped astro turf lawn. There are further steps leading to a further seating area with Pergola and summer house. There is also an outside tap and lighting.



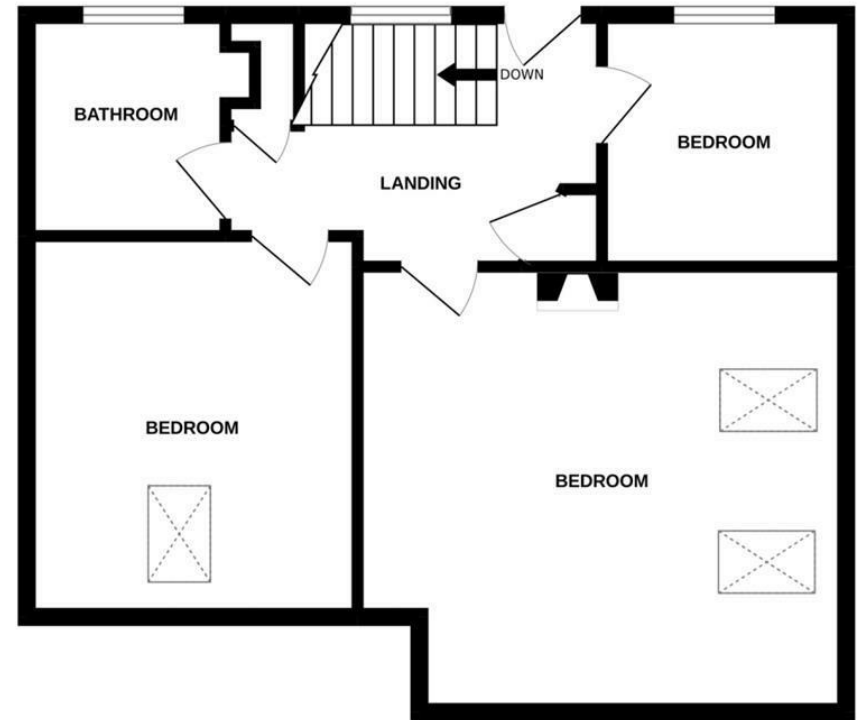




GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.3 sq.m.) approx.

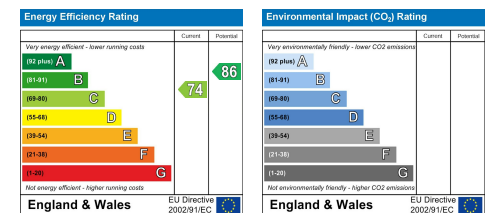
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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