



27

Wrexham | | LL11 3HL

£159,250

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# 27

Wrexham | | LLI | 3HL

We are DELIGHTED to Offer For Sale this Three bedroom Terraced property located in the Sought after village of Coedpoeth. This excellent property would make an ideal first time purchase offering a good size Lounge, Kitchen, Three Bedrooms, a good size rear garden and off road parking. In brief the property comprises of; Entrance Hallway, Lounge/Dining room and Kitchen to the ground floor and Three Bedrooms an a Family Bathroom to the first floor.

The village of Coedpoeth offers a wealth of local amenities including various shops, primary school and has excellent access to Wrexham Town Centre and the A483 for commuting.

- THREE BEDROOM
- TERRACED PROPERTY
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING TO THE REAR
- GARDEN TO REAR
- GREAT LOCATION
- CUL DE SAC LOCATION



### ACCOMMODATION TO GROUND FLOOR

UPVC Double glazed and frosted front door with matching side window gives access to the Entrance hallway,

### ENTRANCE HALLWAY

With staircase rising off to the first floor accommodation, double panel radiator, laminate flooring, door to the lounge.

### LOUNGE/DINER

19'4" x 13'4" (5.910m x 4.067m)

UPVC Double glazed window to the front, double panel radiator, Adam style fire surround with marble effect backdrop and hearth with gas fire inset, UPVC Double glazed French style doors to the rear.

### KITCHEN

10'3" x 8'0" (3.144m x 2.441m)

Fitted kitchen comprising a good range of wall and base cupboards with complementary worktop surfaces, incorporating, one and half bowl sink unit with mixer taps, plumbing for washing machine, space for cooker, space for Fridge/ Freezer, Extractor hood, UPVC Double glazed frosted door to the rear with matching window to the rear, picture window to the lounge.

### FIRST FLOOR LANDING AREA

With doors off to the bedrooms and family bathroom

### BEDROOM ONE

13'5" x 10'5" (4.103m x 3.199m)

With UPVC Double glazed window with leaded upper lights, single panel radiator.

### BEDROOM TWO

15'4" x 8'7" (4.687m x 2.623m)

UPVC Double glazed window to the rear, double panel radiator, airing cupboard, wall mounted gas central heating boiler.

### BEDROOM THREE

10'6" 6'9" (3.201m 2.066m )

UPVC Double glazed window to the front, single panel radiator

### FAMILY BATHROOM

Panel enclosed bath, separate shower cubicle, pedestal wash hand basin, dual flush low level w.c., Two UPVC Double glazed and frosted windows to the rear, double panel radiator.

### OUTSIDE TO THE FRONT

Enclosed garden to the front with pathway to the front door and to the left hand side giving gated access to the rear garden.

### OUTSIDE TO THE REAR

Pave patio/ siting area with steps up to the tiered garden with

two brick built sheds, garden laid to lawn, further steps to another garden area and gated access to the off road parking space to the rear.

### IMPORTANT INFORMATION

**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 details must therefore be taken as a guide only.

### MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.

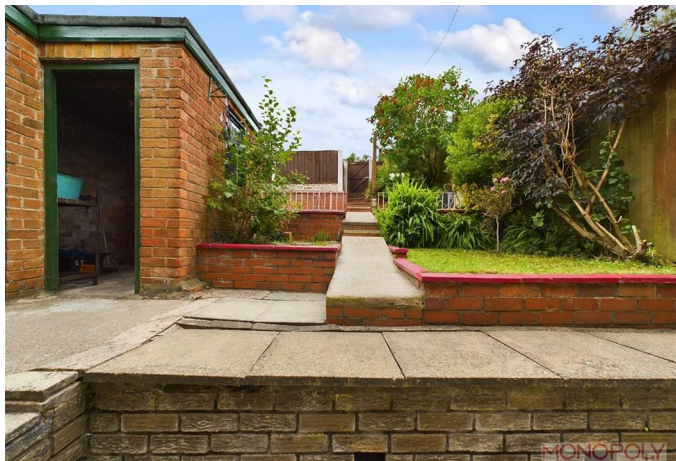
Your home maybe repossessed if you do not keep up repayments on your mortgage

### KEY FACTS FOR BUYERS

Please see Key Facts for buyers in Web Link.





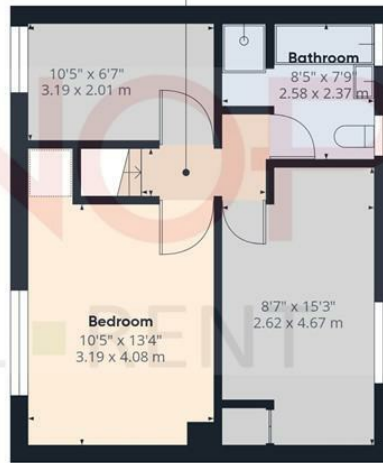


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Ground Floor

Landing  
 6'7" x 2'10"  
 2.03 x 0.87 m



Floor 1

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Approximate total area<sup>(1)</sup>

803.21 ft<sup>2</sup>  
 74.62 m<sup>2</sup>

Reduced headroom

8.08 ft<sup>2</sup>  
 0.75 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

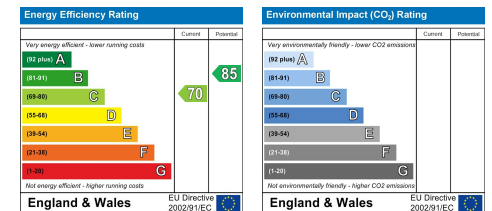
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MONEY LAUNDERING REGULATIONS 2003

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