



## Cae Glas, Wrexham LL11 3PQ

£199,950

An extended 4 bedroom semi-detached property located in the village of Coedpoeth. The property has been extended in the past to produce a downstairs bedroom and shower room with a lounge and kitchen/dining room also to the ground floor. To the first floor are 3 further bedrooms and a bathroom as well as ample off road parking to the front. The village of Coedpoeth offers a wealth of local amenities including numerous shops, primary schools, dentists, doctors and has excellent access to the A483 for commuting. In brief the property comprises of; front porch, lounge, kitchen/dining room, downstairs w.c, bedroom and a shower room to the ground floor and 3 bedrooms and a bathroom to the first floor.

- An extended 4 bedroom semi-detached property
- 3 further bedrooms and bathroom to the first floor
- Gas central heating
- Extended to produce an extra bedroom and shower room to the ground floor
- Off road parking
- VIEWING HIGHLY RECOMMENDED



## Front Porch

With 2 double glazed windows, door into lounge

## Lounge

4.42m x 3.85m (14'6" x 12'7")

With a double glazed window to the front, central fireplace with inset gas fire, carpeted flooring.

## Kitchen/Dining Room

4.86m x 3.01m (15'11" x 9'10")

Fitted with a range of matching wall, drawer and base units, working surface with inset 1 1/2 stainless steel sink and drainer, space for a cooker, plumbing for a dishwasher, space for a fridge/freezer, built in microwave, part tiled/part carpeted flooring, door to a storage cupboard, 2 double glazed windows.

## Inner Hallway

With plumbing for a washing machine, door to a downstairs w.c, door off to the side and door off to the rear garden.

## Downstairs W.C

Fitted with a low level w.c, wash hand basin.

## Bedroom 1

4.64m x 3.44m (15'2" x 11'3")

An extension to the original property, a double bedroom with 2 double glazed windows, carpeted flooring.

## Downstairs Shower room

2.19m x 1.43m (7'2" x 4'8")

Fitted with a low level w.c, pedestal wash hand basin, large shower, fully tiled walls, double glazed window.

## First Floor Landing

With a double glazed window to the side, carpeted flooring, access to the loft space.

## Bedroom 2

3.66m x 2.71m (12'0" x 8'10")

With a double glazed window to the rear, carpeted flooring.

## Bedroom 3

3.87m x 2.72m (12'8" x 8'11")

With a double glazed window to the front, carpeted flooring, door to a cupboard housing the gas combination boiler.

## Bedroom 4

2.76m x 2.07m (9'0" x 6'9")

With a double glazed window to the front, carpeted flooring.

## Bathroom

2.03m x 1.66m (6'7" x 5'5")

Fitted with a low level w.c, wash hand basin with vanity unit under, walk in shower, double glazed window.

## Rear Garden

To the rear is a paved courtyard and timber garden shed.

## Front

To the front is a gravelled garden and a concrete driveway providing off road parking.

## Important Information

\*Key facts interactive report link available in video tour and brochure sections. \*

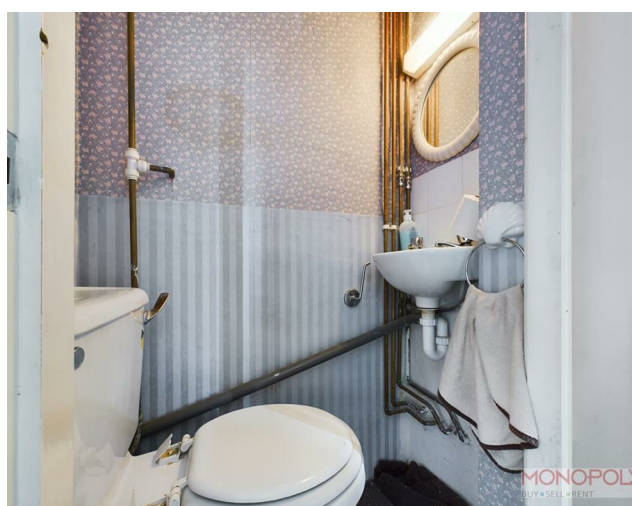
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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the



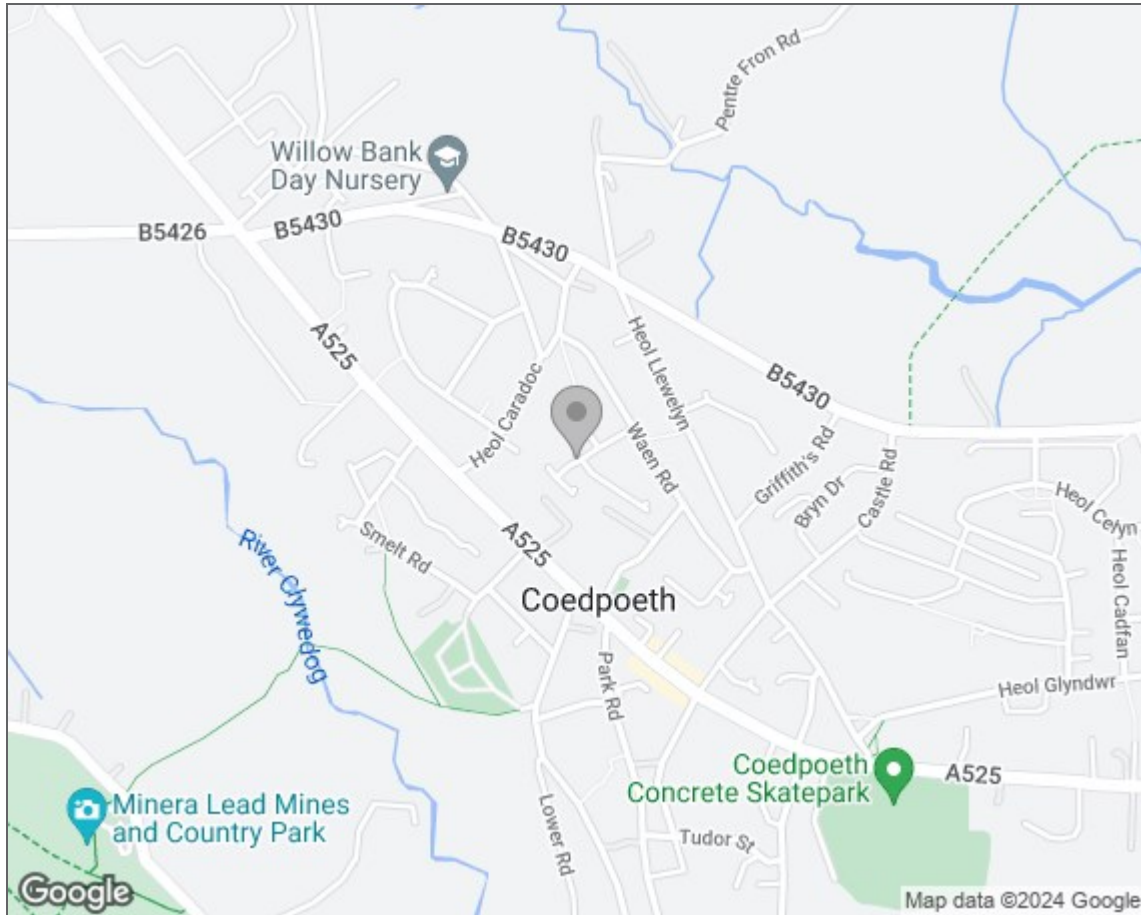
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	84
	69
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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