



Bronant

Wrexham | | LL11 3LY

Offers In The Region Of £299,995

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We are Delighted to Offer For Sale this SPACIOUS Four Bedroom Period property which may need some updating. The property has the potential to make a STUNNING family home and is located in a very POPULAR and SOUGHT AFTER area.

The accommodation briefly comprises; Entrance Hall, Living Room, Dining Room, Kitchen, Conservatory, Utility Area, wet room/shower room, to the ground floor and Four Bedrooms and Family Bathroom on the first floor. Outside there are low maintenance gardens and off road parking for Three to four vehicles.

The property is Located within the popular village of Coedpoeth and is conveniently positioned in the village which offers the usual range of local amenities including; Doctors Surgery, Shops, Dentist, Schools and regular public transport service into Wrexham Town Centre.. The property is within easy access of the A483 link roads to Chester/Wrexham/Oswestry..

- FOUR BEDROOM
- DETACHED PERIOD HOUSE
- SOUGHT AFTER LOCATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- THREE RECEPTION ROOMS
- OFF ROAD PARKING FOR THREE VEHICLES
- TWO BATHROOMS



ACCOMMODATION TO THE GROUND FLOOR

The property is accessed via a Feature Hardwood front door with matching frosted side windows and stained and leaded upper window lights, which leads to an Entrance Hallway.

ENTRANCE HALLWAY

With feature tiled floor, staircase to the first floor accommodation, double panel radiator.

LOUNGE

15'6" x 12'9" (4.725m x 3.910m)

With UPVC Double glazed bay window to the front with double panel radiator beneath.

DINING ROOM

14'8" x 12'10" (4.476m x 3.920m)

UPVC Double glazed bay window to the front with radiator beneath, exposed wood flooring, Adam Style fire surround with tiled backdrop and hearth and open fire, picture rail.

KITCHEN

15'6" x 11'0" (4.735m x 3.358m)

Fitted kitchen comprising of a range of wall and base cupboards with complementary work top surfaces, incorporating stainless steel sink unit with mixer tap, built in Five ring gas hob electric oven/grill with stainless steel canopy extractor hood over, Integral Dishwasher, double panel radiator, tiled floor, wall mounted gas central heating boiler, UPVC Double glazed windows to the side and rear, Movable breakfast bar/Island.

UTILITY AREA

With plumbing for washing machine, single panel radiator,

DOWNSTAIRS SHOWER ROOM

Comprising of double sized shower cubicle, and wet room, dual flush w.c., pedestal wash hand basin,

UPVC Double glazed and frosted window to the rear.

CONSERVATORY

12'4" x 8'11" (3.769m x 2.723m)

UPVC Double glazed windows, UPVC Double glazed French style doors to the rear, tiled floor.

FIRST FLOOR LANDING

With doors leading off to the bedrooms and family bathroom.

BEDROOM ONE

16'3" x 10'10" (4.976m x 3.313m)

UPVC Double glazed window to the front with single panel radiator beneath, a range of built in wardrobes,

BEDROOM TWO

16'4" x 10'5" (5.000m x 3.177m)

UPVC Double glazed bay window to the front with single panel radiator beneath, built in wardrobes.

BEDROOM THREE

11'1" x 8'6" (3.402m x 2.603m)

UPVC Double glazed window to the rear with single panel radiator beneath, built in wardrobes.

BEDROOM FOUR

9'1" x 7'9" (2.782m x 2.364m)

UPVC Double glazed window to the rear with single panel radiator beneath, laminate flooring.

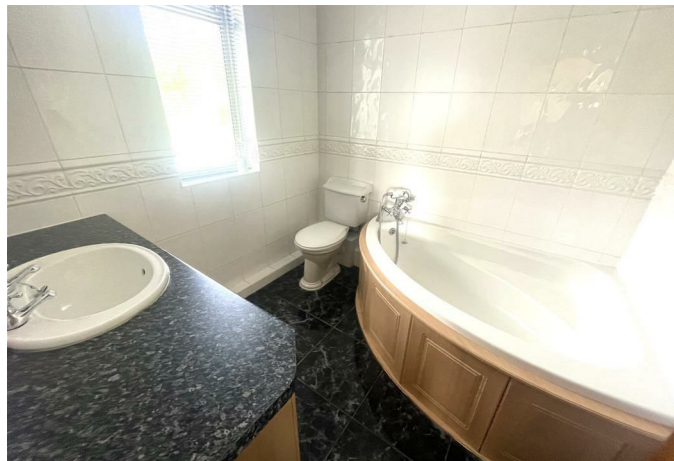
FAMILY BATHROOM

Comprising of Panel enclosed corner bath with shower attachment, low level w.c., wash hand basin set in a vanity unit, UPVC Double glazed and frosted window to the side, fully tiled walls and tiled floor.

OUTSIDE TO THE FRONT

The property is accessed via a large driveway to the front which offers off road parking for three to four





vehicles and has steps up to the front entrance door. There is a gated access to the side which leads to the rear..

OUTSIDE TO THE REAR

Accessed via gate from left hand side, which leads to the paved patio area with steps leading up to large garden shed and workshop, steps to decked sitting area and feature paved patio/ sitting area. The garden is made private by mature hedges to boundaries and there is a further area to the side for storage and also outside to the tap.

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



Floor 1

Approximate total area⁽¹⁾
 1458.08 ft²
 135.46 m²

(1) Excluding balconies and terraces

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

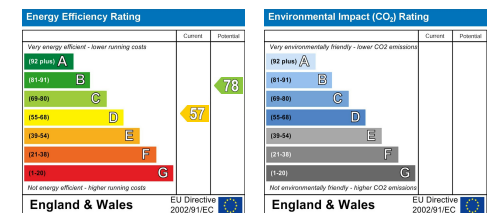
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