



Heol Maelor, Wrexham LL11 3NB

£650

A recently refurbished 1 bedroom terraced property located in the village of Coedpoeth. The property has had a brand new kitchen fitted, new floor coverings and painted throughout. The village of Coedpoeth offers a wealth of local amenities including various shops, primary school, doctors and has excellent access to the A483 for commuting. In brief the property comprises of; lounge and kitchen to the ground floor and a bedroom and bathroom to the second floor.

- A 1 bedroom terraced house
- Brand new kitchen
- Painted throughout
- Recently refurbished
- New floor coverings
- Popular village location



Lounge/Dining Room

3.77m x 3.48m (12'4" x 11'5")

The front door opens into the lounge/dining room which has a double glazed window to the front, wood effect flooring, beamed ceiling.

Kitchen

3.48m x 1.62m (11'5" x 5'3")

A brand new fitted kitchen with matching wall and base units, working surface with inset stainless steel sink and drainer, brand new electric oven and 4 ring electric hob with glass splashback and stainless steel extractor fan over, space for a washing machine, door off to the rear garden, double glazed window, stairs off to the first floor, brand new wood effect cushioned flooring.

First Floor Landing

With access to the loft space, door to a cupboard housing the gas combination boiler, brand new carpeted flooring.

Bedroom 1

3.08m x 2.75m (10'1" x 9'0")

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

Bathroom

3.47m max x 1.66m max (11'4" max x 5'5" max)

Fitted with a low level w.c, pedestal wash hand basin, bath with shower over, double glazed window to the rear, brand new wood effect cushioned flooring.

Outside

To the rear is a part concrete, part artificial lawn with a garden shed and gated access to the back.

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.



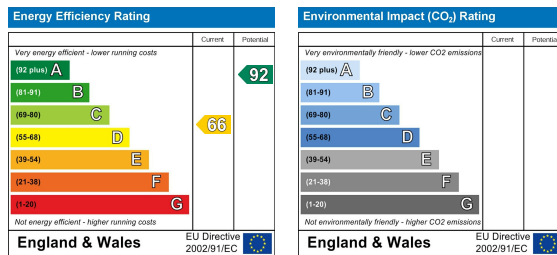




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