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Wrexham | LL11 3PA

Offers In The Region Of £130,000

MONOPOLY
BUY ■ SELL ■ RENT



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Wrexham | | LLI | 3PA

We are Delighted to offer for sale this Charming Two Bedroom semi-detached cottage located in the popular semi-rural village of Coedpoeth. This unique property offers One reception rooms, Kitchen, Two Double bedrooms, all of which can only be appreciated via internal inspection. The village of Coedpoeth offers a wealth of local amenities including various shops, primary school, doctors, dentists and has excellent access to the A483 for commuting. In brief the property comprises of; Lounge and Kitchen to the ground floor and Two bedrooms and bathroom to the first floor. Outside there is a courtyard garden to the front and area to the side with a garden shed.

- TWO BEDROOM
- SEMI DETACHED COTTAGE
- GAS CENTRAL HEATING
- GREAT LOCATION
- COURTYARD WITH GARDEN SHED



ACCOMMODATION TO THE GROUND FLOOR

Hardwood front door gives access to the property via the Lounge.

LOUNGE

12'1" x 10'6" (3.686 x 3.208m)

With UPVC Double glazed window to the front, stone built fireplace, Beams to the ceiling, double panel radiator.

KITCHEN

12'1" x 8'5" (3.699m x 2.575m)

Comprising of wall and base cupboards with complementary worktop surfaces, with one and half bowl stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for fridge, space for cooker, UPVC Double glazed window to the front, UPVC Double glazed door to the side, Staircase rising off to the first floor accommodation, beams to ceiling.

FIRST FLOOR LANDING AREA

With window to the rear and doors giving access to the bedrooms and bathroom.

BEDROOM ONE

11'0" x 7'6" (3.373m x 2.299m)

With UPVC Double glazed window to the front, single panel radiator, built in cupboard housing Gas central heating combi boiler, Access to the loft space with pull down ladder and part boarded with light as well.

BEDROOM TWO

9'4" x 8'7" (2.846m x 2.630m)

With UPVC Double glazed window to the front, double panel radiator.

BATHROOM

Comprising of a Panel enclosed bath with shower attachment,, pedestal wash hand basin, frosted window to the rear, low level w.c., single panel radiator.

OUTSIDE

Outside there is a courtyard garden to the front and area to the side with a garden shed.

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

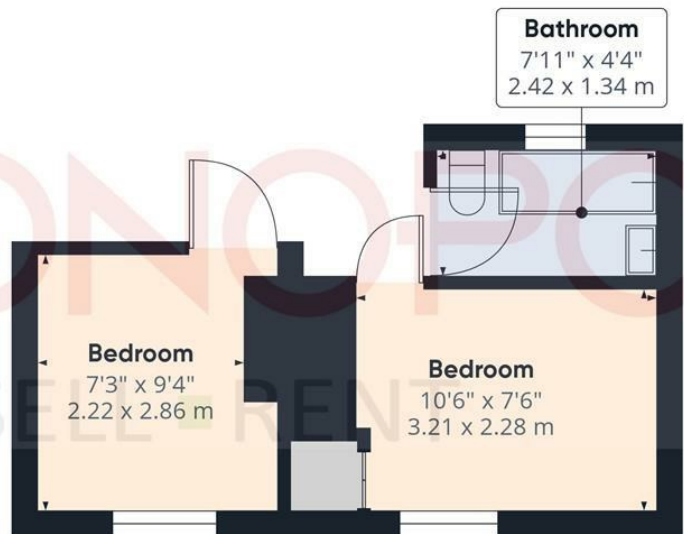
Please see Key Facts for buyers in Web Link.



MONEY LAUNDERING REGULATIONS 2003
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

430.56 ft²
 40 m²

Reduced headroom

7.43 ft²
 0.69 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

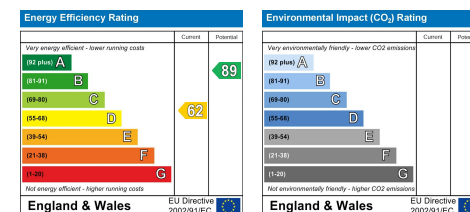
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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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