



6

Wrexham | | LL11 3PE

£229,950

MONOPOLY[®]

BUY ■ SELL ■ RENT



6

Wrexham | | LLI | 3PE

VIEWING HIGHLY RECOMMENDED"

We are pleased to offer For Sale this Spacious, well presented Three Bedroom Extended Semi Detached Property with Garden to rear.

The Accommodation briefly consists Entrance Hall, Lounge, Kitchen/Dining Room, Conservatory, to the ground floor and on the First Floor a landing with Three Bedrooms plus Family Bathroom. To the outside there are gardens, garage and off road parking. EARLY INSPECTION RECOMMENDED OF THIS IMMACULATELY PRESENTED HOME. The property also benefits from Gas Central Heating and UPVC Double glazing.

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.

- THREE BEDROOM
- EXTENDED SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING
- DETACHED GARAGE
- CONSERVATORY
- SOUGHT AFTER VILLAGE LOCATION



MONOPOLY



MONOPOLY



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ACCOMMODATION TO GROUND FLOOR

The property is accessed via a feature Composite double glazed door with frosted matching side windows, which lead to the Entrance Hallway.

ENTRANCE HALLWAY

With laminate flooring, radiator, staircase rising off to the first floor accommodation, understairs storage, doors leading off to the Lounge and Kitchen.

LOUNGE

12'7" x 12'0" (3.840m x 3.681m)

Stunning room comprising of UPVC Double glazed window to the front, radiator, Adam style fire surround with living flame gas fire inset, laminate flooring.

KITCHEN/ DINING ROOM

18'2" x 9'8" (5.538m x 2.955m)

Beautifully presented Kitchen, comprising a good range of wall and base cupboards, with complementary worktop surfaces, incorporating one and half bowl sink unit with mixer tap, Built in Five ring gas hob, electric oven/ grill with double sized canopy extractor fan above, Plumbing for washing machine, Integral dishwasher, splashback tiling, UPVC Double glazed window to the side, UPVC Double glazed French style doors to Conservatory, UPVC Double glazed and frosted door to the rear.

CONSERVATORY

11'4" x 9'2" (3.478m x 2.802m)

With UPVC Double glazed windows, tiled floor, UPVC Double glazed French Style doors to the rear

FIRST FLOOR LANDING AREA

With UPVC Double glazed window to the side, carpeted flooring, access to the loft space, doors off to the bedrooms and family bathroom.

BEDROOM ONE

12'8" x 11'9" (3.870m x 3.582m)

With UPVC Double glazed window to the front with radiator beneath, laminate flooring, built in cupboard housing Gas Central Heating boiler.

BEDROOM TWO

11'8" x 9'7" (3.572m x 2.943m)

With UPVC Double glazed window to the rear with radiator beneath, laminate flooring, spotlights to the ceiling.

BEDROOM THREE

8'3" x 7'8" (2.540m x 2.353m)

With UPVC Double glazed window to the front, laminate flooring, built in wardrobes.

FAMILY BATHROOM

Beautifully presented room comprising of P shaped bath with shower over, pedestal wash hand basin, low level w.c., Chrome ladder style radiator/ towel rail, UPVC Double glazed and frosted window to the rear , spotlights to the ceiling, fully tiled, extractor fan, UPVC Double glazed and frosted window to the side.

OUTSIDE TO THE FRONT

Driveway to the front with off road parking for two vehicles and which leads to the detached single garage. The garden itself is laid to lawn and has borders housing an array of stunning shrubs and bushes.

OUTSIDE TO THE REAR

The garden to the rear has been laid with decorative pebbles for easy maintenance and leads to the decked sitting area. The garden is made private with panel enclosed fencing.

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.

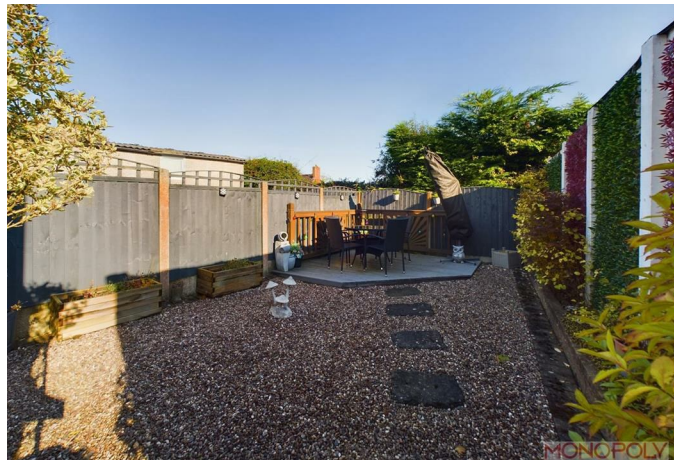
Please remember that you should not borrow more than you can safely afford.

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.





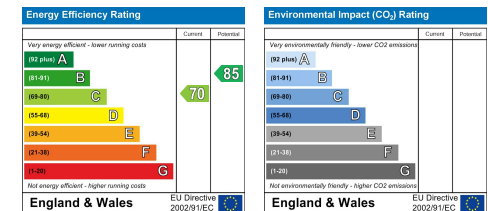


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