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Coedpoeth | Wrexham | LL11 3NS

£175,000

MONOPOLY[®]

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Located on Smithy Road in Coedpoeth, Wrexham, this delightful terraced house presents an excellent opportunity for those seeking a beautifully appointed home. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere. The heart of the home is a stunning contemporary kitchen with central island. Beyond there is a useful utility room. The house features a conveniently located bathroom, ensuring that daily routines are both practical and efficient. The layout of the property is designed to maximise space and functionality, making it an ideal choice for first-time buyers or those looking to downsize. Coedpoeth is a lovely community, offering a blend of rural charm and accessibility to local amenities. Residents can enjoy the tranquillity of the surrounding countryside while still being within easy reach of Wrexham's vibrant city centre, which boasts a variety of shops, restaurants, and recreational facilities. Do not miss the chance to view this lovely home and envision the possibilities it holds.

- A THREE BEDROOM MID TERRACE HOUSE
- BEAUTIFULLY APPOINTED INTERNAL ACCOMODATION
- STUNNING CONTEMPORARY KITCHEN
- STYLISH FAMILY BATHROOM
- UTILITY ROOM
- FAR REACHING VIEWS TO FRONT ELEVATION
- POPULAR VILLAGE LOCATION
- VIEWING HIGHLY RECOMMENDED!



Entrance Hall

Tiled floor, stairs to first floor, door to lounge, composite entrance door.

Lounge

Window to front, carpet, sliding glazed doors to kitchen, fireplace recess with alcoves above.

Kitchen

Stunning fitted range of wall and base units, complementary worktops, composite sink drainer with mixer tap, single oven, electric hob, extractor over, central island, spotlights, Bluetooth sound system, window to rear, understairs cupboard.

Utility

Tiled floor, external door to side, window to rear, extractor, work surface with space under for washing machine and tumble dryer, fitted storage cupboards, space for fridge freezer.

First floor landing

Carpet, doors to 2 bedrooms and bathroom.

Bedroom Two

Carpet, window to front, spotlights.

Bedroom Three

Carpet, two built in storage cupboards, window to rear.

Bedroom One

Carpet, skylight window to front, spotlights, entrance from first floor landing, with stairs rising to the bedroom and window to front.

Bathroom

Panel bath, wc, hand wash basin, shower enclosure, tiled floor, window to rear, extractor, spotlights.

Outside

Front -Steps up from pavement to a small paved front garden leading to the entrance door.

Rear - Courtyard adjacent house with outdoor tap and power, opening to communal garden with one allocated brick store in need of repair, shared path for bin access.

ADDITIONAL INFORMATION

Upvc double glazing except skylight in main bedroom which is timber framed double glazing.

Gas combi boiler

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections. *

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 01978 800186 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





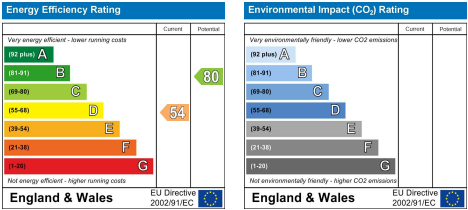


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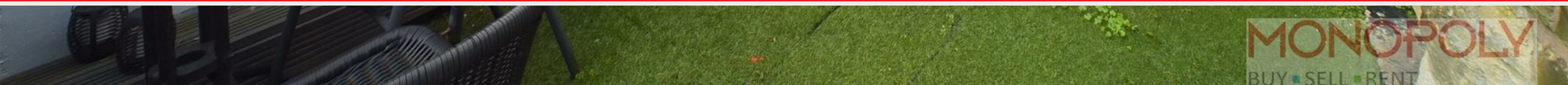
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