



19

Coedpoeth | Wrexham | LL11 3LA

Offers In Excess Of £160,000

**MONOPOLY**  
BUY ■ SELL ■ RENT





# 19

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Located on Maes Tyddyn in Coedpoeth, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an inviting 611 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a cosy retreat. Upon entering, you are welcomed into a hall providing access to a well equipped kitchen and a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout. The property boasts a well-appointed bathroom, ensuring that all essential amenities are readily available. Situated in Coedpoeth, this home benefits from a vibrant community and excellent local amenities, including shops, schools, and parks, all within easy reach. The surrounding area is known for its picturesque landscapes and friendly neighbourhood, making it a wonderful place to call home. This semi-detached house in Maes Tyddyn presents a fantastic opportunity for those looking to settle in a welcoming environment. With its practical layout and popular location, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this charming property and envision your future in this lovely home.

- TWO BEDROOM SEMI DETACHED HOUSE
- SPACIOUS LIVING ROOM WITH LOG BURNER
- MODERN FITTED KITCHEN
- FAMILY BATHROOM
- GARDENS TO FRONT & REAR
- PLEASANT VIEWS TO THE FRONT ELEVATION
- POPULAR VILLAGE LOCATION
- EPC RATING - C
- GAS CENTRAL HEATING
- VIEWING HIGHLY RECOMMENDED!



### Entrance Hall

Stairs rising to first floor, UPVC front entrance door, door to lounge opening to kitchen.

### Living Room

18'11" x 10'9" (5.79m x 3.3m)

A beautifully appointed, light and spacious living room with log burner with tiled hearth and timber lintel over, wood effect flooring, windows to front and rear.

### Kitchen

12'0" x 7'4" (3.66m x 2.24m)

Fitted with a range of wall and base units with worktop surfaces and inset stainless steel sink unit and splash back tiling with integrated appliances to include hob, extractor hood and oven. Space and plumbing for washing machine. Space for fridge. Tiled floor. UPVC side entrance door.

### First Floor Landing

Doors to both bedrooms and bathroom, loft access.

### Bedroom One

14'4" x 8'11" (4.37m x 2.74m)

Carpet, window to front, storage cupboard.

### Bedroom Two

10'5" x 10'2" (3.2m x 3.12m)

Carpet, window to rear, storage cupboard housing gas boiler.

### Bathroom

Fitted three piece white suite comprising wc, wash hand basin and panelled bath with shower above. Tiled walls. Chrome style towel rail.

### Outside

To the front of the property there is a gated access and path leading to the front entrance and the front gardens are low maintenance laid to decorative

gravel with inset paved area and log store. To the left of the property there is access to the rear where there is a brick built out building and again low maintenance terraced gardens accessed via steps and comprising artificial lawn and leading to a decorative gravelled area at the top of the garden.

### IMPORTANT INFORMATION

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

### MONEY LAUNDERING REGULATIONS 2003

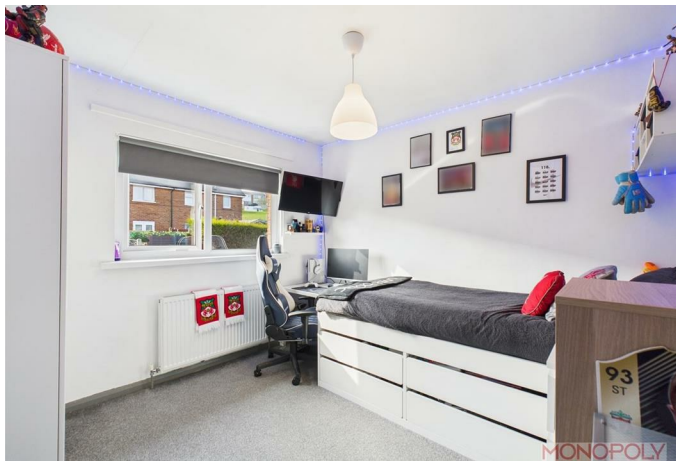
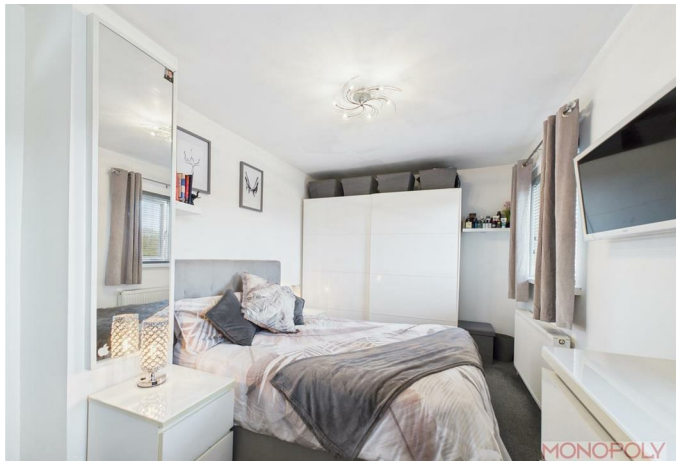
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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.









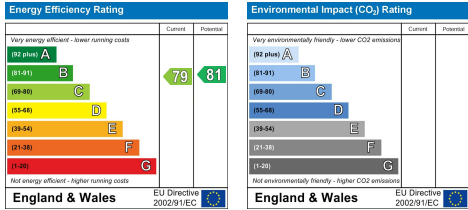
## MORTGAGES

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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