



## I Haulfre Terrace

Wrexham | LL11 3NP

£295,000

**MONOPOLY**<sup>®</sup>

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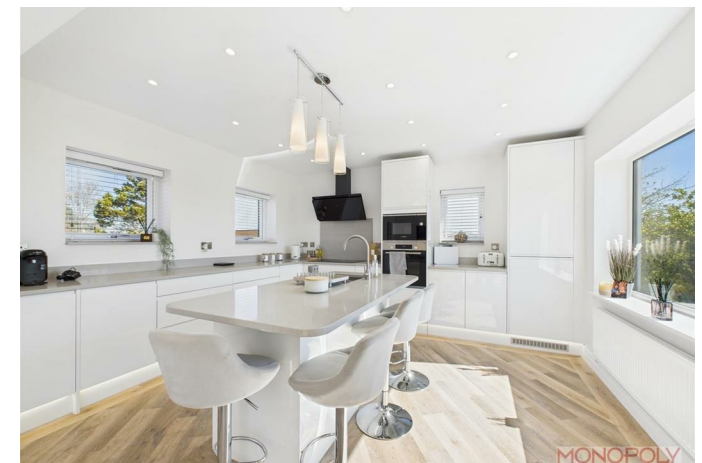


# I Haulfre Terrace

Wrexham | | LL11 3NP

A simply stunning 3 bedroom, 2 bathroom end of terrace property situated in an idyllic location with fantastic panoramic views. The property has been full refurbished and extended to convert an original stone cottage into a spacious, modern and beautifully appointed property occupying a corner plot and offering the most wonderful scenic views. The current owners have sympathetically renovated throughout to include a full re-wire, new central heating system, brand new flooring, insulated internal walls and a fantastic 2 storey extension to for the principal bedroom and en-suite shower room. The property is located in the village of Coedpoeth which has a wealth of local amenities including various shops, primary school, doctors and has excellent road access to Wrexham city centre and the A483 for commuting. In brief the property comprises of; hallway/utility room, downstairs w.c, snug, open plan kitchen/dining/ family room and lounge to the ground floor and 3 bedrooms, en-suite and bathroom to the first floor.

- A fully refurbished 3 bedroom, 2 bathroom property
- Two storey extension
- Beautifully appointed throughout
- Open plan modern kitchen/dining room and family room
- En-suite
- Occupying a corner plot with gardens and ample parking
- Detached single garage
- Stunning panoramic views to the front
- MUST BE VIEWED TO BE APPRECIATED



### Front Hallway

Accessed to the front with stairs off to the first floor, Karndean flooring, door to the lounge and kitchen/dining/family room.

### Lounge

Beautifully presented with attractive Karndean flooring, feature fireplace with inset log burner, stone hearth and brick bressumer, double glazed window to the front offering lovely views of the neighbouring field and beyond.

### Kitchen/Dining/Family Room

A stunning room, beautifully appointed with the kitchen offering a comprehensive range of modern white gloss wall, drawer and base units, attractive Quartz work tops, central island/breakfast bar with Quartz work top and inset sink and built in units under, integrated fridge/freezer and dishwasher, built in electric oven and microwave, 5 ring induction hob with Quartz splash back and contemporary extractor fan over. A real feature to the kitchen is the fantastic large picture window with wonderful far reaching views. There are 3 more windows in the kitchen area and bi-fold doors in the family room opening to the front patio. Attractive Karndean flooring throughout.

### Rear Hallway/Utility Room

With a built in cupboard housing the 'Worcester' gas combination boiler, Quartz work top, plumbing for a washing machine, Karndean flooring, double glazed window, door to large storage cupboard.

### Snug

A superb extra reception room with a double glazed window to the front, Karndean flooring.

### Downstairs W.C

Fitted with a low level w.c, wash hand basin with vanity unit under, tiled flooring, velux window.

### First Floor Landing

With carpeted flooring doors off to the bedrooms and bathroom.

### Bedroom 1

Superbly presented with feature folding door opening to a Juliet balcony where you can stand and enjoy the commanding far reaching views, double glazed window to the side, carpeted flooring.

### En-Suite

Superbly appointed with a modern suite comprising of a low level w.c with concealed cistern, wash hand basin with vanity unit under, large walk in shower with 'Rainforest' style shower head over, part tiled walls, tiled flooring, double glazed window.

### Bedroom 2

A good size double bedroom with a double glazed window to the front again offering fantastic views, carpeted flooring, built in wardrobe.

### Bedroom 3

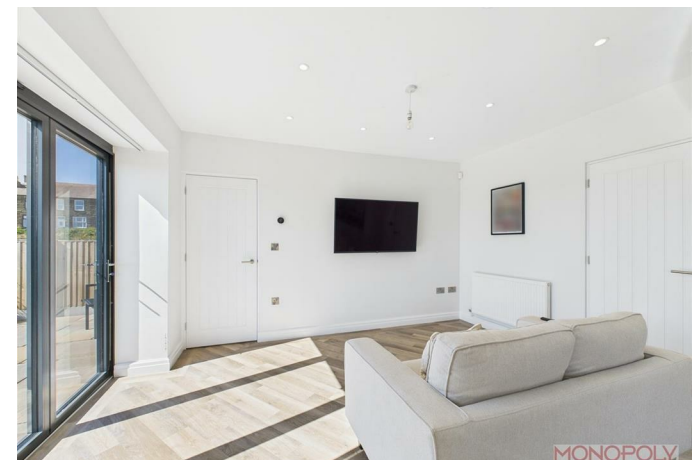
With carpeted flooring, double glazed window to the front again offering wonderful views.

### Bathroom

Superbly appointed and fitted with a modern white suite comprising of a low level w.c, wash hand basin with vanity unit under, bath with dual shower heads over, part tiled walls, tiled flooring, velux window.

### Outside

Situated on a corner plot with a large area for off road parking leading up to a lawned garden with paved pathway and steps up to the back door and leading around to the front of the property where there is a raised Indian stone patio to sit and enjoy the exceptional field side and far reaching views.









### Garage

Off set near the shared access driveway is a detached single garage belonging to the property with double timber doors.

### 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.

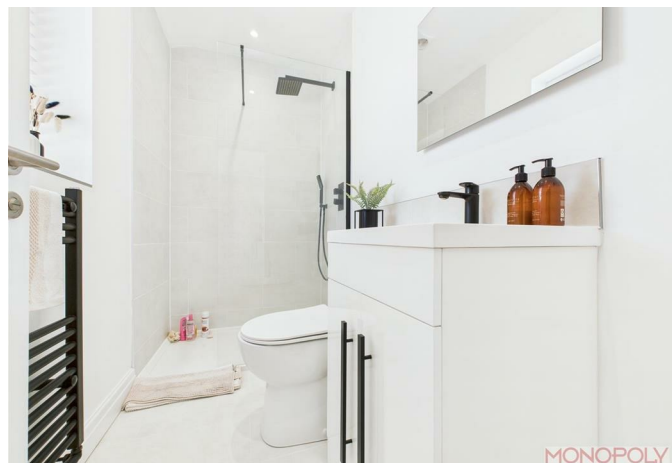
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.

### Key Property Facts

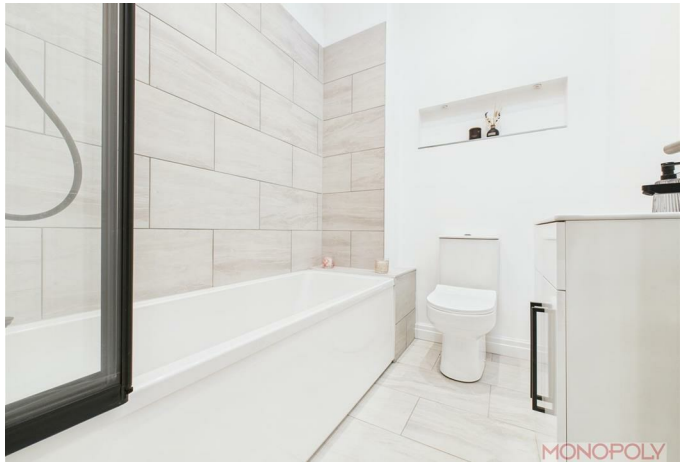
The key material information can be seen via the web links from which ever property portal the property is viewed.













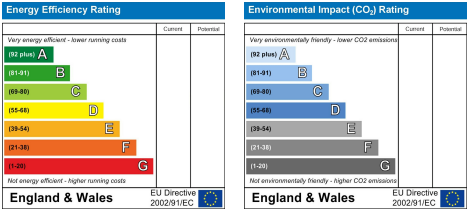


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