



## Fferm Llidiart Werdd, Coedpoeth LL11 3PX Offers In The Region Of £240,000

Situated in the popular village of Coedpoeth, Wrexham, Fferm Llidiart Werdd presents an exceptional opportunity to acquire an extended detached house. This inviting property boasts three spacious reception rooms and a kitchen, providing ample space for both relaxation and entertaining. The house features three comfortable bedrooms, each offering a peaceful retreat for rest and relaxation. The shower room is conveniently located, ensuring ease of access for all occupants. Outside, the property benefits from generous parking facilities on a front drive and in the integral garage. To the rear is a very generous garden. The surrounding area is known for its picturesque landscapes and community spirit, making it an ideal location for families and individuals alike. 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 travel to Chester, Oswestry and the motorway network beyond.

- A THREE BEDROOM DETACHED HOUSE
- THREE RECEPTION ROOMS
- GENEROUS REAR GARDEN
- POPULAR & CONVENIENT LOCATION
- EXTENDED TO THE REAR
- POTENTIAL FOR IMPROVEMENT
- OFF ROAD PARKING & GARAGE
- NO CHAIN!



## Entrance Porch

Upvc entrance door, window to side, door to living room.

## Lounge

Carpet, window to front, gas fire (not in working order) with complementary surround open plan into dining room, stairs rising to first floor.

## Dining Room

Carpet, double doors to snug/study, door to kitchen.

## Snug/Study

Laminate flooring, patio doors to rear, door to wc.

## WC

Toilet, hand wash basin, window to side.

## Kitchen

Fitted wall and base units, complementary worktops, sink/drain, mixer tap, gas hob, oven and grill, window to rear, tiled splashback, tiled floor, external door to side, opening to pantry and understairs cupboard.

## First Floor Landing

Carpet, window to side, doors to bedrooms, shower room and airing cupboard.

## Bedroom One

Window to rear, carpet, fitted wardrobes.

## Bedroom Two

Carpet, window to front with views towards Minera Mountain, fitted wardrobes.

## Bedroom Three

Carpet, window to front with views toward Minera Mountain, fitted wardrobes.

## Shower Room

Walk in shower enclosure, toilet, hand wash basin, window to rear and side.

## Garage

Integral garage, with electric up and over garage door, wall mounted gas boiler, power and lighting.

## Outside

Front lawned garden with brick paved drive to side with space for two cars leading to the garage. Hedge to one side, fence to the other, low brick wall to the front.

Rear garden with generous law, path to rear, washing line, fence to one side, hedge to rear and other side. gate to front.

## 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.

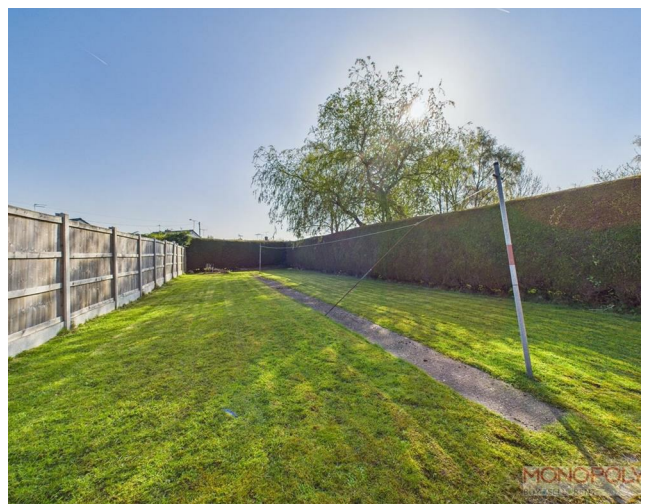
Your home maybe repossessed if you do not keep up repayments on your mortgage





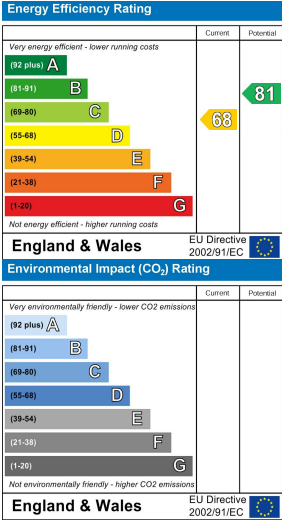
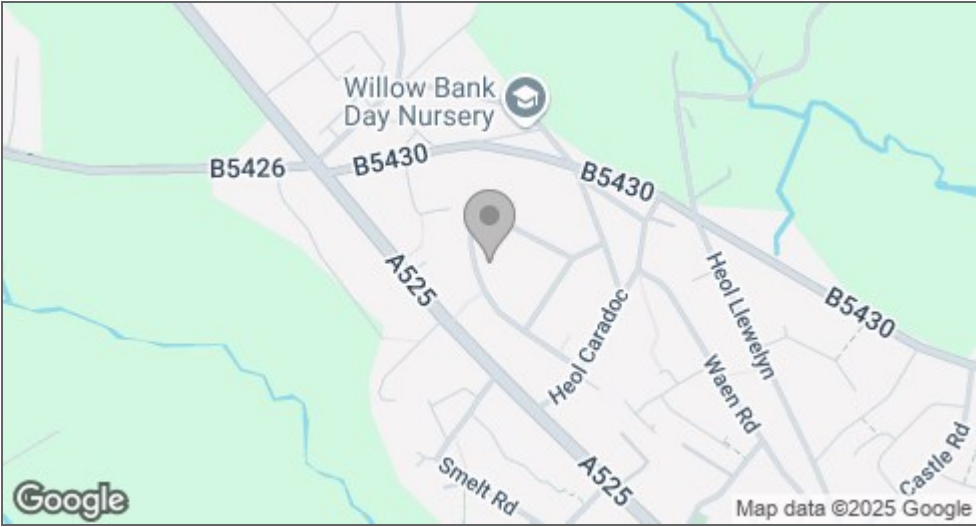












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