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Coedpoeth | Wrexham | LL11 3TF

£395,000

MONOPOLY[®]

BUY ■ SELL ■ RENT





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Nestled in the village of Coedpoeth, Wrexham, this characterful detached cottage dating from the mid 1800's with a superb garden studio on Nant Road offers a perfect blend of comfort and space. With a generous area of 1,487 square feet, this property is ideal for families or those seeking a peaceful retreat. Upon entering the main residence, you are greeted by three well-proportioned reception rooms, providing ample space for relaxation and entertaining. Each room is filled with natural light, creating a warm and inviting atmosphere. The layout is thoughtfully designed, allowing for both privacy and social interaction. Also on the ground floor is a galley kitchen, utility, wc and study. The house boasts three spacious bedrooms, each offering a tranquil haven for rest. These rooms are versatile and can easily accommodate various furniture arrangements, making them suitable for both adults and children alike. Externally there is ample off road parking attractive gardens and a detached studio space perfect for creative hobbies or a home office. The property features a well-appointed shower room, ensuring convenience for all residents. Situated in a friendly community, this home is close to local amenities and offers easy access to the beautiful surrounding countryside. Whether you are looking to enjoy leisurely walks or easy access to local amenities, this location has much to offer. In summary, this detached house on Nant Road is a wonderful opportunity for those seeking a charming and inviting home in Coedpoeth. With its ample reception space, comfortable bedrooms, and garden studio, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this excellent property your own.

- A THREE BEDROOM CHARACTER COTTAGE
- WITH A SUPPERB GARDEN STUDIO
- EXTENSIVE WELL MAINTAINED SOUTH FACING GARDENS
- STUNNING VIEWS
- OFF ROAD PARKING
- POPULAR VILLAGE LOCATION
- THREE RECEPTION ROOMS
- KITCHEN, UTILITY & DOWNSTAIRS WC
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- VIEWING HIGHLY RECOMENDED!



Entrance Porch

Upvc entrance door, tiled floor, window to front, door to reception hall/dining room.

Reception Hall/Dining Room

Tiled floor, window to front with a pleasant outlook over the lower garden, stairs rising to first floor, tiled floor, wood burning stove set on a tiled hearth with stone surround, door to kitchen.

Lounge

Stone fireplace, exposed beams, windows to front and side, storage cupboard, tiled flooring with a step up to a carpeted area, door to study.

Study

Carpet, window to side, shelving.

Kitchen

Galley style kitchen with a fitted range of units, complementary worktops, composite sink drainer, mixer tap, window to rear, oven and grill, gas hob, extractor, two integral freezers, space for fridge, dishwasher, doors to utility and sun room, quarry tile floor.

Sun Room

Wood effect flooring, spotlights, windows to side, French style doors opening onto the garden.

Utility

Base unit and larder cupboard, stainless sink/drain, mixer tap, complementary worktop, spaces for washing machine and tumble dryer, storage unit housing Worcester gas combi boiler, external door to rear, door to wc.

WC

with toilet hand wash basin set in vanity unit tiled flooring window to rear

First Floor Landing

Carpet, doors to bedrooms and bathroom, linen cupboard, loft access.

Bedroom One

Carpet, built in wardrobes, windows to front and side both providing fantastic views over the surrounding countryside, exposed beam, loft access.

Bedroom Two

Carpet, window to front with far reaching views, exposed beams.

Bedroom Three

Carpet, window to side with far reaching views, built in wardrobe.

Shower Room

Walk in shower, hand wash basin set in vanity, wc, wood effect flooring, tiled walls, window to rear.

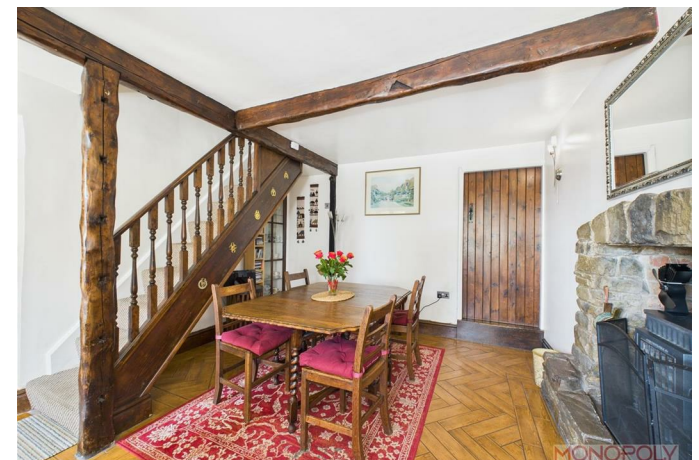
Garden Studio

A superb space that can be utilised for a variety of purposes. Currently set up as two rooms with timber floor, two external doors, windows to side and front enjoying fantastic views, power and lighting, loft access to attic providing useful storage space. Potential to be used as a creative space, fitness room, home bar or to convert into a holiday let opportunity/guest accommodation subject to planning permission and water connection.

Outside

Off road parking for three cars, steps up to path to front door, path to rear access.

Above the parking area is tiered well stocked mature garden with gravel pathways and steps rising to the garden studio and upper gardens.





Extensive south facing lawned upper garden with mature fruit trees, timber garden store to rear of studio, fenced area with wildlife pond, greenhouse and planting bed.

Low maintenance area with paving, artificial grass and concrete hardstanding outside studio perfectly positioned to enjoy the stunning views. Outdoor store/summerhouse, timber store.

Additional Information

Upvc double glazing

Gas central heating

Freehold

IMPORTANT INFORMATION

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

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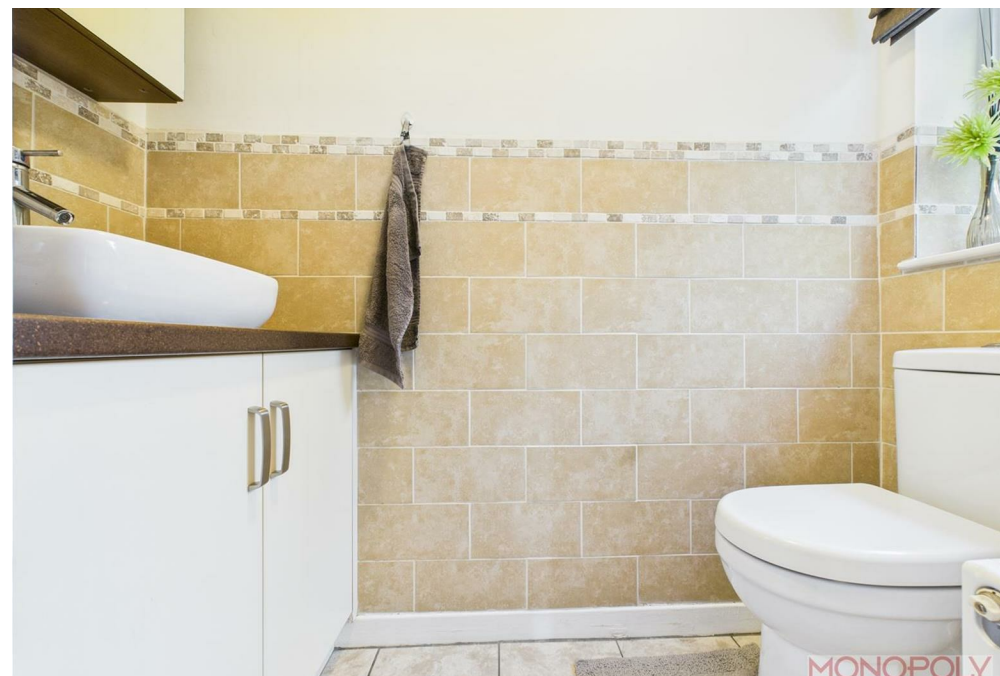
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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







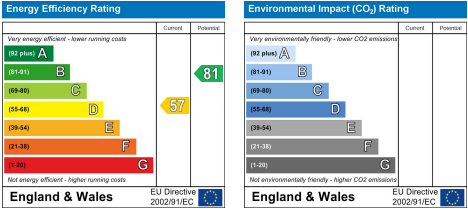


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