



Berwig Court, Coedpoeth LL11 3EX

£850

Modern 2-bedroom bungalow available to rent in the popular village of Coedpoeth. This well-presented home offers a spacious double bedroom and a single bedroom, a stylish modern kitchen with integrated oven and hob, and space for additional appliances. The property benefits from a private rear garden, allocated parking to the front, and additional visitor parking. Ideal for professionals or a small family seeking comfortable, contemporary living in a convenient location.

- 2 Bedroom Bungalow
- Allocated Parking at Front
- Freshly Decorated
- Quiet Cul-De-Sac Location
- Close to Local Amenities
- Garden with Patio Area
- New Carpets
- Modern Kitchen
- EPC rating C
- Viewing Highly Recommended



Hallway

Bright hallway with grey carpets and white walls - storage cupboard to hang coats and store shoes.

Living Room

At the front of the property leading on from the entrance hallway. Grey carpets and freshly decorated white walls. Blinds covering windows.

Kitchen

Oak effect wall and base units. Laminate worktops. Intergrated oven and hob with space for a washing machine and fridge/freezer. Door leading on the rear garden.

Bedroom 1

Grey carpets and white walls. Double bedroom with window overlooking front elevatio with blind covering.

Bedroom 2

Grey carpets and white walls. Large single room. Window overlooking rear elevation and patio area. Blind covering window.

Bathroom

White bathroom suite including bath with overhead shower, w/c and wash basin. White floor to ceiling tiles with grey accent border tile. Vinyl flooring. Mirror fixed to wall.

Outdoors

Two tier garden, with patio area to the bottom with good sized rear grassed area to the top. Steps lead from patio to grassed area. Small access alleyway at rear of garden for the bins to be taken to the front of the property.











Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

