



52

Wrexham || LL11 3PG

£180,000

MONOPOLY[®]

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READY TO RENT?

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Situated in the popular residential area of Coedpoeth this two bedroom, end-terrace property is perfect for first-time buyers or families seeking a home in a village location. This stone cottage has undergone modernisation by the present owners to include a new kitchen and bathroom, whilst maintaining some of the cottages original features. The open plan lounge/dining room with additional kitchen/breakfast area provides ample downstairs living space along with an entrance porch, and separate utility area. The first floor offers two bedrooms and a modern family bathroom. There is an additional loft space which can be utilised for further storage or an office space. Additionally, the property has a detached garage along with ample on-street parking, allowing for easy access and convenience for residents and guests alike. There is a pleasant, low maintenance courtyard area to the rear with a good degree of privacy and sun throughout the day. Coedpoeth is located just a short distance from Wrexham with excellent transport links further afield. This location also offers areas of outstanding natural beauty within a short drive away, providing the perfect balance for those looking for a semi-rural location.

- PERFECT FIRST TIME BUY
- TWO BEDROOM END TERRACE
- OPEN PLAN LOUNGE/DINING
- MODERN KITCHEN/BREAKFAST AREA
- UTILITY AREA WITH DOWNSTAIRS WC
- NEWLY FITTED FOUR PIECE BATHROOM
- ATTIC ROOM
- COUNTRYSIDE VIEWS
- VILLAGE LOCATION
- DETACHED GARAGE AND REAR COURTYARD



Entrance Porch

Newly fitted UPVC double glazed door leading into entrance porch with uPVC double glazed window to front elevation with countryside views. Tiled flooring, ceiling light point and solid oak door leading into lounge/dining area.

Open Plan Lounge/Dining

Open plan lounge and dining area with two uPVC double glazed windows to the front and side elevation with countryside views to the front elevation. The lounge area features original wooden beams, electric log burner with stone surround, wooden flooring, ceiling light point and wall lighting. Leading into the dining room there are two built in storage cupboards with shelving, space for dining table, trio-pendant light point and wall lighting. Door leading into kitchen.

Kitchen/Breakfast Room

Newly fitted modern kitchen, housing a range of wall, drawer and base units with solid wood work surface over. Porcelain sink unit with mixer tap over. Four-ring gas hob with gas oven and extractor fan. High gloss tiled flooring and partly tiled walls. Inset ceiling lighting. Space for fridge freezer. Stairs rising to first floor. UPVC double glazed door and window to the rear elevation. Additional breakfast bar with space for an additional table.

Utility/Downstairs WC

Accessed via a uPVC double glazed door from outside next to the kitchen, you will find plumbing for a washing machine, space for tumble dryer with work surface over, WC and pedestal wash hand basin. Ceiling light point and tiled flooring.

Landing Area

Carpeted flooring, uPVC double glazed window to

the side elevation. Access to loft room, cupboard housing gas boiler, inset ceiling lighting. Doors off to two bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the front elevation with countryside views. Carpet flooring, panelled radiator, ceiling light point and cupboard with shelving.

Bedroom Two

UPVC double glazed window to the rear elevation. Carpet flooring, newly fitted built in wardrobes with a balance of shelving, drawers and clothing rails. Panelled radiator and ceiling light point.

Bathroom

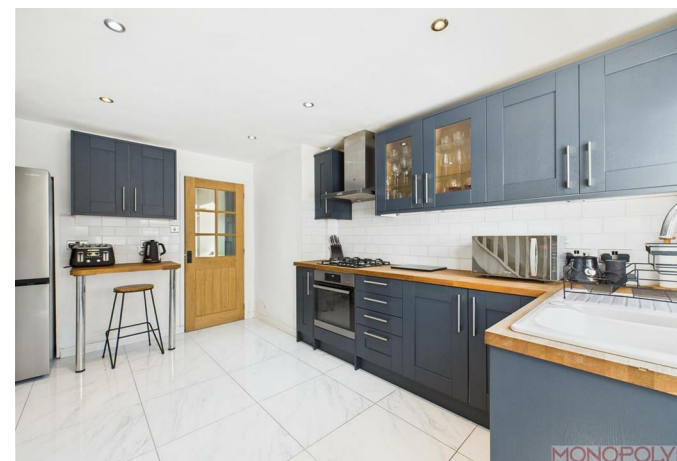
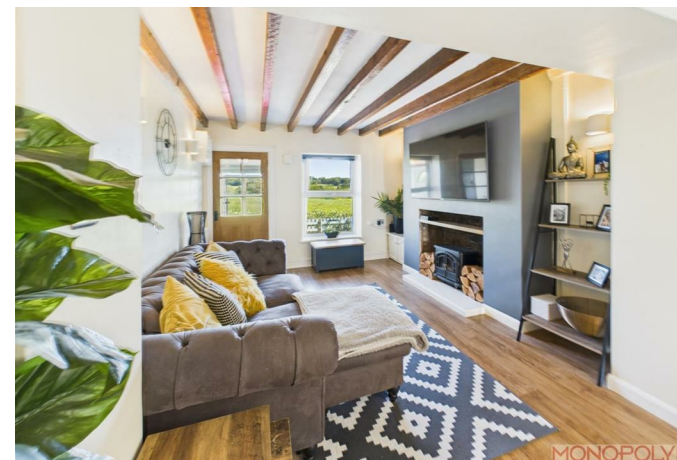
Newly fitted modern bathroom comprising of a four piece suite to include with freestanding bath, shower cubical and privacy screen, wash hand basin with storage under and low level WC. Heated towel rail, partially tiled walls and flooring with additional PVC panelling. Wooden shelving, Inset ceiling lighting.

Loft/Study/Storage

Accessed via a pull-down wooden ladder the loft room comprises of a velux sky light, laminate flooring, power and additional storage. Could be used as an additional bedroom subject to relevant planning consents.

Outside

To the front of the property there is ample on-street parking. Steps rise to the entrance door with stone walls to the boundary and a gravelled area. To the side there is a road which provides access to the rear courtyard via a gate and access to the garage to the rear of the property. To the rear there is a pleasant courtyard area with a decking area, steps rising to a BBQ area and additional entrance into the





garage. To the boundary is stone walls and fencing. Access to the utility is via the rear courtyard also. The rear courtyard offers both sunshine and privacy.

Additional information

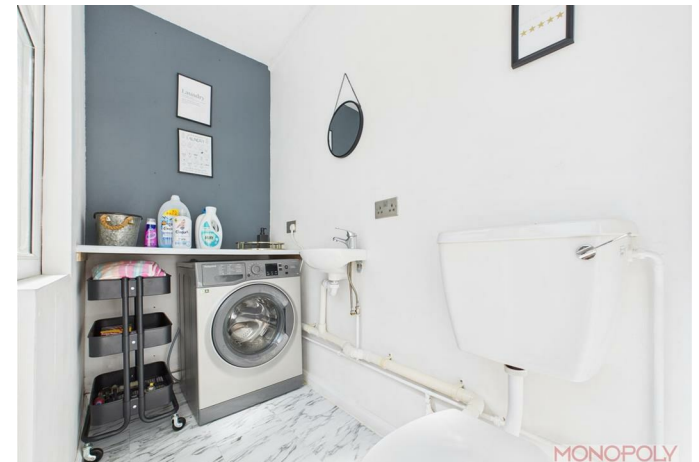
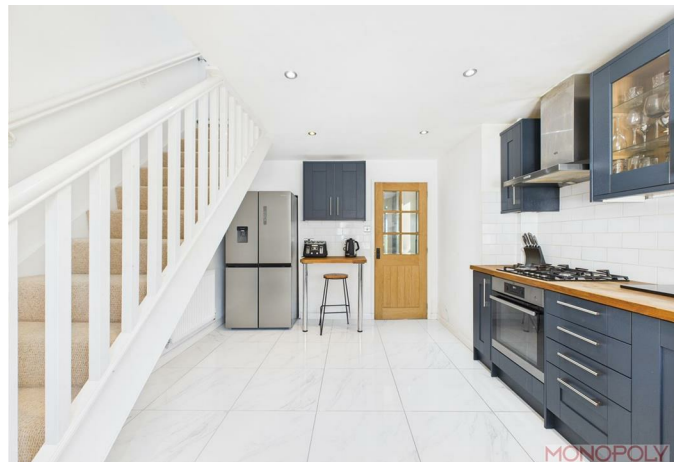
The current owners have fitted a new kitchen, bathroom and have re-plastered some areas of the property since living there.

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.



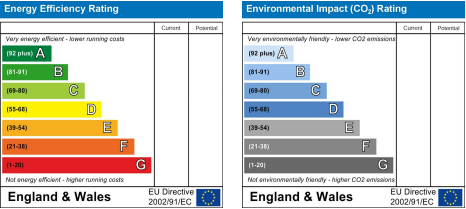




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