



46 Talwrn Road

Coedpoeth, Wrexham, LL11 3PG

£345,000



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Entrance Hallway

Door to the front elevation. Stairs to first floor. Coved ceiling. Panel radiator. Doors off to:

Lounge

12'4" x 12'2" (3.78m x 3.71m)

UPVC double glazed window to the front elevation with countryside views, stone inglenook fireplace with multi-fuel burner, understairs storage cupboard. Panelled radiator, coved ceiling with ceiling light point. Wood effect flooring.

Snug

12'4" x 11'8" (3.76m x 3.56m)

UPVC double glazed window to the front elevation. Stone feature Inglenook fireplace. Panelled radiator. Television and telephone point. Wood effect flooring. Coved ceiling with ceiling light point.

Dining Room

15'1" x 10'9" (4.62m x 3.30m)

UPVC double glazed window to the rear elevation, Stone Inglenook fireplace, panelled radiator. Coved ceiling with ceiling light point. Wood effect flooring. Opening to the Sun Room.

Sun Room

12'0" x 10'5" (3.66m x 3.20m)

UPVC frame on dwarf brick wall with glass roof, tiled flooring with underfloor heating. door leading to the Shower Room

Downstairs Shower Room

Walk in shower room with mains shower attachment, wash hand basin with taps over, low level W.C, tiled flooring and part tiled walls. Recessed spotlights, extractor fan. Heated towel rail.

Kitchen

15'1" x 10'11" (4.60m x 3.33m)

Housing a range wall, drawers and base with wood affect worktop surfaces over. Ceramic 1 1/2 sink unit with mixer tap over. Four ring 'Neff' gas hob with extractor fan above, built in 'Neff' oven and grill. Integrated fridge/freezer, dish washer and washing machine. Recessed spotlights. Decorative tiled walls. Panelled radiator. Door leading to the rear. Quarry tiled

flooring. Two double glazed windows to side and rear. Radiator. Part glazed door to rear.

First Floor Accommodation

Bedroom One

15'3" x 12'4" (4.65m x 3.76m)

UPVC double glazed window to the front elevation, built in storage. Panelled radiator, Exposed wood flooring. Ornate fireplace. Ceiling point.

Bedroom Two

13'5" x 12'0" (4.11m x 3.68m)

UPVC double glazed window to the front elevation. Panelled radiator, Exposed wood flooring. Ceiling point.

Bedroom Three

11'8" x 10'0" (3.58m x 3.05m)

UPVC double glazed window to the front elevation. Panelled radiator, Exposed wood flooring. Ceiling point.

Bedroom Four

10'11" x 8'3" (3.33m x 2.54m)

UPVC double glazed window to the rear elevation. Ceiling light point.

Bathroom

Four piece suite comprising low level flush W.C, free standing bath, Wash hand basin with taps over and separate shower cubicle. Heated towel rail. Extractor fan. Fully tiled walls. Vinyl flooring with underfloor heating.

To The Front

Imprinted concrete driveway offering ample off road parking. Lawned area with stone wall to the boundary.

To the Rear

Externally the property has a rear paved garden which offers off road parking, Steps lead to a two storey stone outbuilding, which boasts potential for conversion subject to relevant permissions, allowing the facility to work from home if required. ideal for a variety of uses (with relevant permissions).

Council Tax Band

TBC

EPC Rating

TBC

Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

To Make An Offer

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Floor Plan

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Loans

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

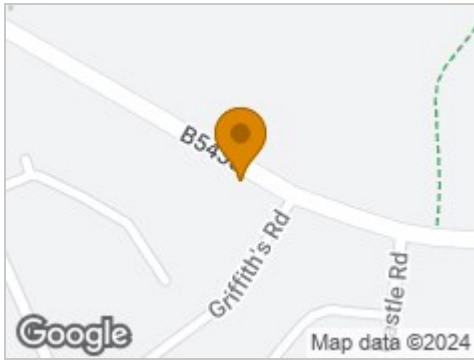
Hours Of Business

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



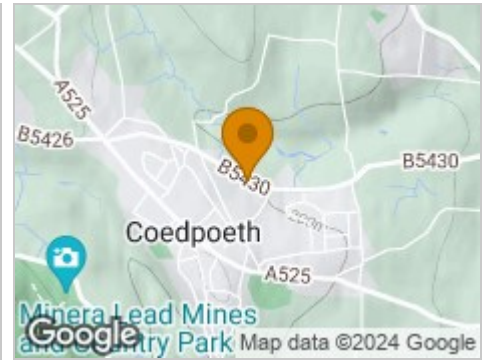
Road Map



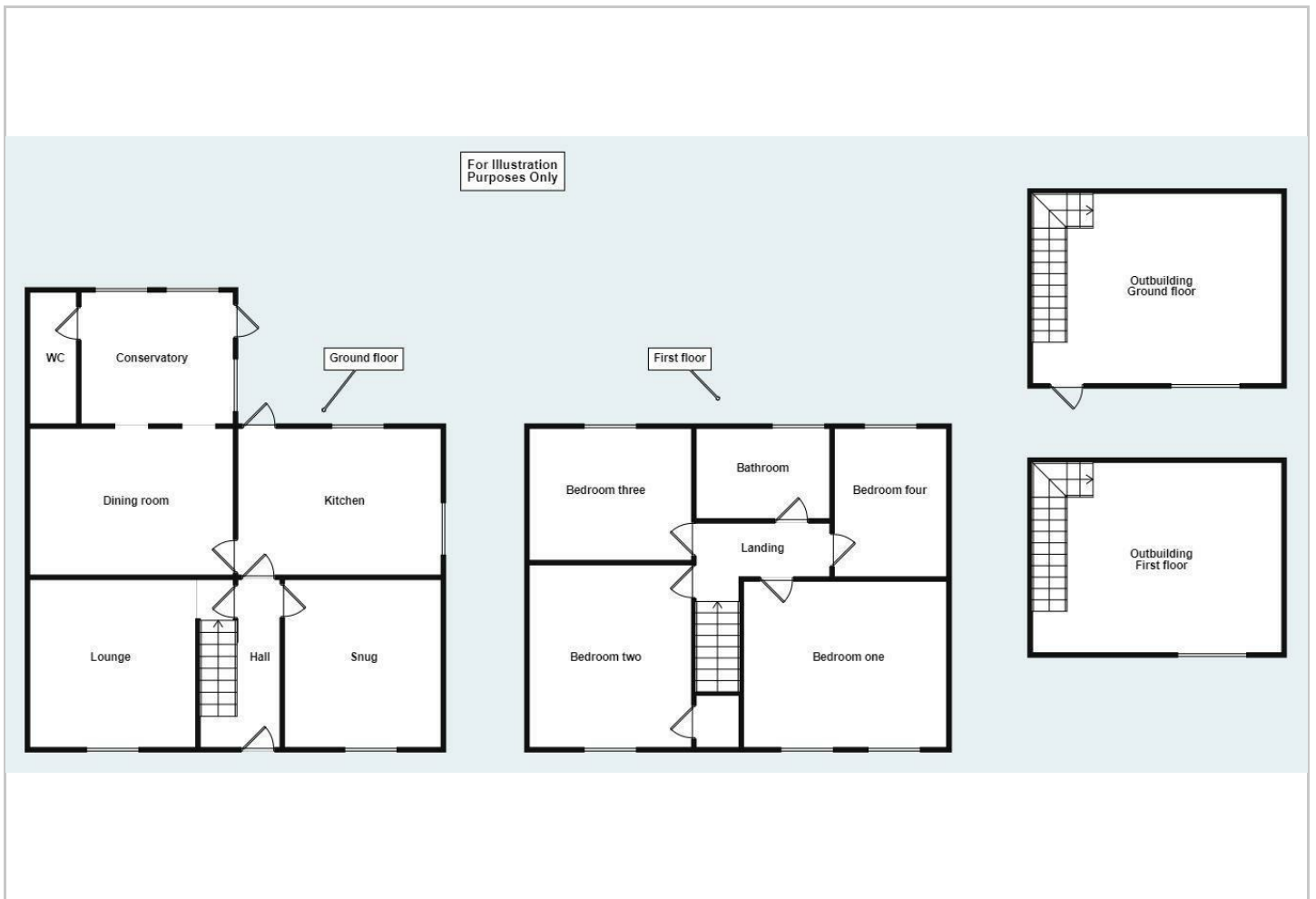
Hybrid Map



Terrain Map



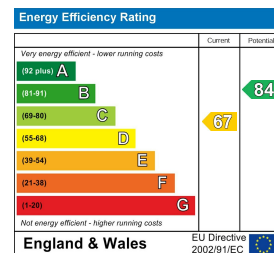
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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