



## Bronant Heol Maelor

Coedpoeth, Wrexham, LL11 3LY

£349,950





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## Entrance hall

18'3" x 5'10" (5.57 x 1.8)

Entered by an attractive glass panelled door with decorative stained glass house name. The Hall features period Minton tiled flooring with original picture rail, coved ceiling and solid wooden period balustrade on the stairs leading to the first floor.

## Lounge

13'11" x 12'10" (4.25 x 3.93)

Double glazed Bay window to the front of the property featuring original tiled windowsill. Picture rail and tall skirting board. wood effect laminate flooring. Open Gas fire with stone effect surround sat on tiled hearth. Ariel socket, phone point. coved ceiling, Double panel radiator.

## Sitting room

13'11" x 12'10" (4.25 x 3.93)

Double glazed Bay window to the front of the property featuring original tiled windowsill. Picture rail and tall skirting board. wood effect laminate flooring. Open fire with Wooden surround and tiled hearth. Ariel socket, phone point. Coved ceiling Double panel radiator.

## Kitchen/Dining room

16'3" x 10'11" (max) (4.96 x 3.35 (max))

Double glazing windows to the rear and side aspect. Double panel radiator. Housing a range of wall and base units including island unit with wine-rack and drawers. Melamine worktops. Eye level electric oven. Gas hobs. Integrated fridge freezer and dishwasher. Splashback tiles. Tiled flooring. Wall mounted gas combi boiler. Cabinet for consumer unit.

## Utility

7'4" x 2'11" (2.24 x 0.89)

Void and plumbing for washing machine. Double glazed window to the side elevation. Single panel radiator.

## Wet room

7'4" x 5'1" (2.24 x 1.57)

Double glazing window to the rear elevation. Electric shower cubicle with glass panel surround. Low flush WC. Wash hand basin with mixer tap over.

## Conservatory

12'4" x 10'2" (3.77 x 3.11)

Double glazed conservatory with low retaining wall. Double doors leading to the garden. Tiled floor.

## Landing

Loft access. Double glazed window to the side aspect. Featuring both dado and picture rails original to the building.

## Bedroom One

13'10" x 12'2" (4.23 x 3.71)

Double glazed bay window to the front aspect. single radiator. picture rail. Built in wardrobes with ample storage.

## Bedroom Two

13'10" x 12'9" (max) (4.23 x 3.9 (max))

Double glazed bay window to the front aspect. single radiator. Tv ariel point. picture rail. Built in wardrobes with ample storage.

## Bedroom Three

11'1" x 9'2" (3.4 x 2.8)

Double glazed window to the rear aspect. Built in wardrobe. picture rail.

## Bedroom Four

9'1" x 6'2" (2.78 x 1.88)

Double glazing to the front aspect. single radiator. period hanging hooks and shelf.

## Bathroom

7'3" x 6'11" (2.21 x 2.12)

Three piece suite including a low flush W.C., corner bath with mixer tap, and an electric shower overhead. Features spotlights, fully tiled walls, and flooring. Double-glazed frosted window to the side elevation.

## Council Tax Band.

Band:

E

Annual Price:

£2,461

## EPC Rating.

TBC

## 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.

## 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.

Tel: 01978 353000

### 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.

### Services.

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

### 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

### 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.

### To Make An Offer.

Once you are interested in buying this property, contact this office to

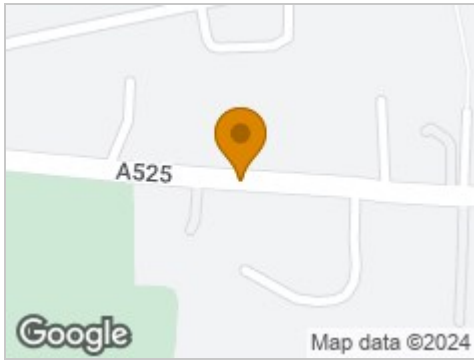
make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Outside

The front of the property is approached by tarmacadam driveway with space for several vehicles. A wall to the front and mature hedging to the sides. The side of the property has a covered gated entrance leading to the rear garden which is laid to patio and decking across multiple levels with flower beds and shrubbery. The rear also houses a single garage, previously used as a workshop and extended to the front with a wooden shed.



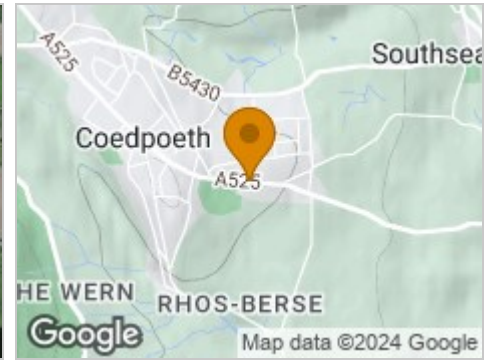
## Road Map



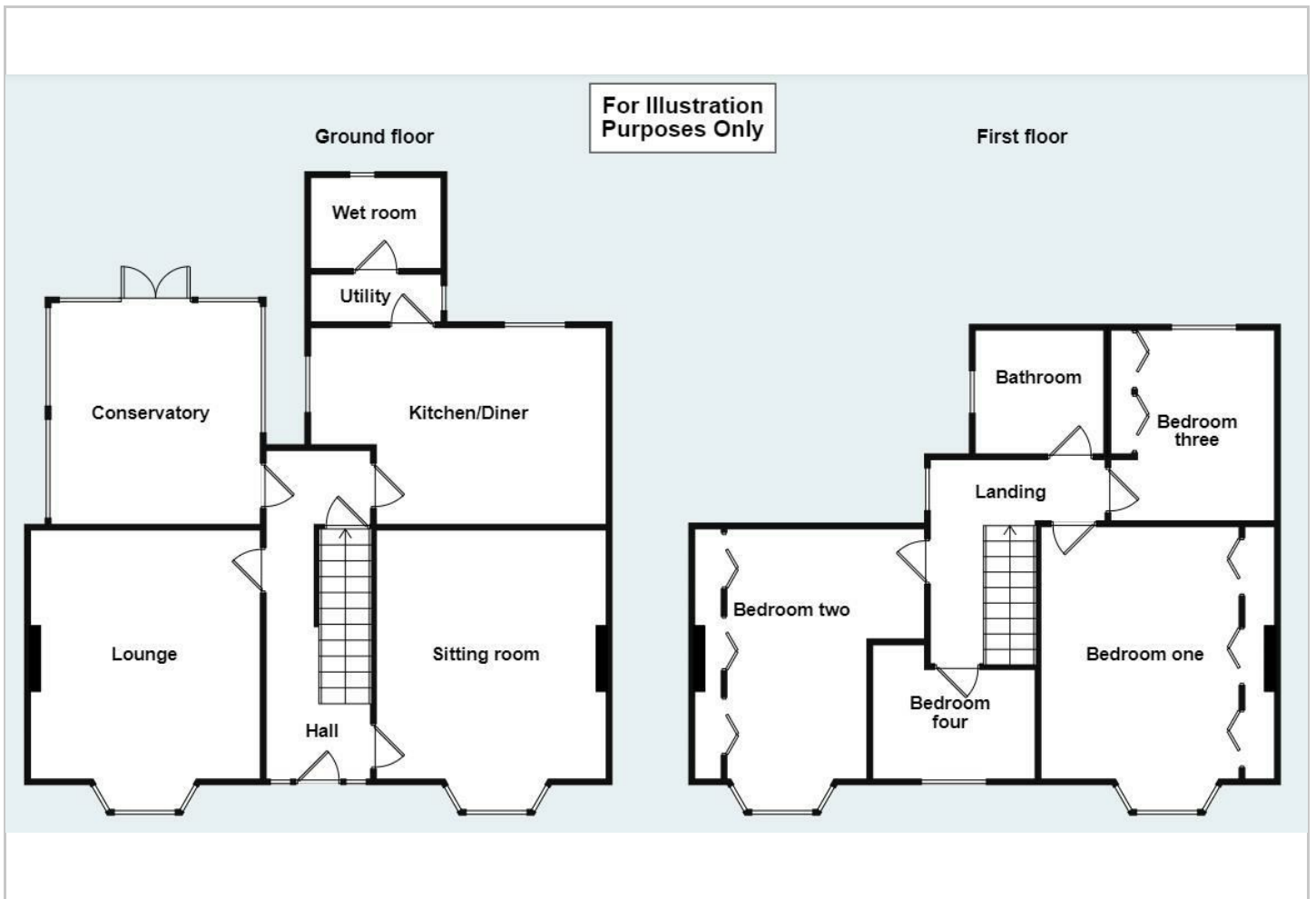
## Hybrid Map



## 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

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

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