



## Holmleigh High Street

Coedpoeth, Wrexham, LL11 3UF

Offers In The Region Of £310,000



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## Enclosed Porch

6'2" x 2'1" (1.88m x 0.66m)

Approached via PVCu framed double glazed french windows, Tiled floor. Original coloured lead-lighted door with matching side reveals to:

## Entrance Hall

12'5" x 6'0" (3.81m x 1.83m)

Staircase leading off to the first floor, panel radiator. Wood block flooring. Telephone point. Oak doors leading to

## Lounge

11'8" x 11'3" (3.57m x 3.44m)

This room offers a light and airy feel, featuring a UPVC bay-fronted window that invites natural light. It is furnished with a contemporary electric fire and stylish wood block flooring. Additional features include a panel radiator, TV aerial point, and multiple power points. The Oak-panelled glass bi-folding doors create an open connection to the sitting room.

## Kitchen

17'8" x 6'9" (5.41m x 2.06m)

This contemporary kitchen features a range of slow-closing wall, drawer, and base units, complemented by solid oak worktop surfaces. It includes a composite sink unit equipped with a pull-out flexible hose. The kitchen is also fitted with integrated appliances to include a fridge/freezer, dishwasher, and washing machine, along with designated space for a range cooker and an extractor hood above. Part tiled walls to work surface height and underfloor heating with tiled flooring. Inset ceiling lights, modern wall mounted radiator. Upvc double glazed window to the side and Upvc double glazed door to the rear elevation. The layout is open plan, seamlessly connecting to the Sitting Room.

## Sitting Room

13'2" x 10'5" (4.02m x 3.20m)

Open fireplace with Oak mantle and brick surround housing multi fuel Log burner set on a tiled hearth. wall mounted modern radiator. Wood block flooring. Television aerial point., storage cupboard and shelving to the alcoves, Open plan connecting to the Conservatory.

## Conservatory

9'7" x 8'11" (2.94m x 2.73m)

This spacious and bright room features UPVC windows and doors complemented by a UPVC roof with tinted glass. continuation of wooden blocked flooring,

## To the First floor accommodation

## Landing Area

Upvc double glazed window to the side elevation, Loft access. Oak panelled doors leading off to the Bedrooms and Family Bathroom.

## Bedroom One

13'1" x 9'8" (3.99m x 2.97m)

The room features a bright and spacious atmosphere, highlighted by a UPVC double-glazed bow window at the front. It includes built-in triple wardrobes with sliding mirrored doors, providing generous hanging and shelving options. Additionally, there is a panel radiator and carpeted flooring.

## Bedroom Two

11'1" x 8'11" (3.40m x 2.74m)

A bright and spacious room , highlighted by a UPVC double-glazed bow window at the rear elevation. It includes built-in triple wardrobes with sliding mirrored doors, providing generous hanging and shelving options. Additionally, there is a panel radiator and carpeted flooring.

## Bedroom Three

8'0" x 7'1" (2.46m x 2.16m))

Upvc double glazed window to the front elevation, panel radiator. carpeted flooring.

## Family Bathroom

6'11" x 4'7" (2.13m x 1.4m)

The modern white fitted suite consists of a quadrant shower cubicle with a thermostatic shower and dual attachments, complemented by a vanity wash hand basin with a mixer tap, a low-level WC, and integrated storage with shelving. The area boasts part-tiled walls, tiled flooring with under floor heating, and a frosted UPVC double-glazed window facing the rear.

## Outside

### To the Front

At the front of the property, there is a driveway that provides ample parking space, leading to a gated entrance that offers additional parking and access to the detached garage. The gardens are well-maintained, featuring neatly laid lawns and a variety of flowers along the borders.

### To the Rear

The rear of the property boasts a south-facing paved patio seating area, surrounded by lawned gardens adorned with a variety of plants and flowers along the boundary, along with a Detached Garage and Garden Store.

Tel: 01978 353000

## Garage

17'7" x 8'11" (5.38m x 2.74m)

The front features UPVC double-glazed doors, with provisions for power, lighting, and water installed.

## Additional Notes

We have been advised by the current owners that the property has been fully modernised, featuring enhancements such as a new boiler and heating system, complete rewiring, an updated kitchen and bathroom, a conservatory, and all new internal doors, Underfloor heating to the Kitchen and Bathroom. Certificates can be made available upon request.

## Council Tax Band

Council Tax Band C

## 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.

## 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.

## 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.

## 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



## 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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