



## 49 Heol Glyndwr

Coedpoeth, Wrexham, LL11 3ES

Chain Free £176,000

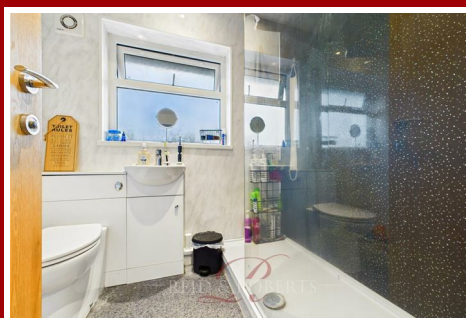




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## Entrance Hall

Entered via a UPVC double glazed front door. Featuring tiled flooring, ceiling light point, double panelled radiator, and UPVC double glazed window to the side elevation. Stairs rise to the first floor.

## Lounge

A bright room with a UPVC double glazed window to the front elevation. Wood effect laminate flooring, two ceiling light points, double panelled radiator. Feature log burner set on a slate hearth with timber beam above. Opening into the Dining Room.

## Kitchen

Fitted with a range of white gloss base units with granite effect worktops and splashback tiling. Space for freestanding 'Kenwood' oven with extractor above, space and plumbing for washing machine, stainless steel sink with mixer tap. Wood effect laminate flooring. UPVC double glazed window to rear. Opening into Dining Area and door to Entrance Hall.

## Dining Area

20'11" x 7'1" (6.38m x 2.16m )

Perfect space for dining or an additional sitting room with Wood effect laminate flooring. Two double panelled radiators. UPVC double glazed window and French doors to rear elevation. Ceiling fan with light point. Access to Lounge, Kitchen and Utility Room.

## Utility Room

2.01m x 3.05m

Vinyl flooring. Space for dryer and freezer. Ceiling light point. Double panelled radiator. UPVC double glazed door to side elevation.

Stairs to the First Floor

## Landing Area

Carpeted flooring. Ceiling light point. UPVC double glazed window to side elevation. Doors off to Bedrooms and Shower Room.

## Bedroom One

10'9" x 10'9" (3.28m x 3.28m )

Double bedroom. Carpeted flooring. UPVC double glazed window to rear elevation. Double panelled radiator. Storage cupboard housing Worcester combination boiler.

## Bedroom Two

3.78m min x 2.64m

Double bedroom. Fitted wardrobe with sliding doors. Carpeted flooring. Panelled radiator. UPVC double glazed window to front elevation. Stairs leading to Loft Space.

## Loft Space/Potential Bedroom

5.31m x 2.97m

Carpeted flooring. Two Velux double glazed windows. Currently used as storage/additional bedroom.

## Shower Room

6'3" x 5'4" ( 1.93m x 1.63m )

Fitted with a walk-in shower tray, wall mounted waterfall shower with hand-held attachment, vanity wash hand basin with mixer tap and low flush W.C. Fully panelled walls, vinyl flooring, spotlights, double panelled radiator and frosted UPVC double glazed window to rear elevation.

## Outside

Tel: 01978 353000

## Garden Room/ Bar

Carpeted flooring. Power and lighting. Double doors opening onto rear garden.

## Viewing Arrangements

### To The Rear

Patio area with brick path leading onto lawned garden. Section to side laid with artificial grass and timber surround, offering potential for gazebo or seating area. Garden is fully enclosed with fencing and includes woodchip borders. Further gravelled section leading to additional lawn and two storage sheds.

### To The Front

Off-road parking for one vehicle. Slate chip borders to either side of brick pathway leading to entrance.

## Mortgage Advice

## To Make An Offer

## Misrepresentation Act

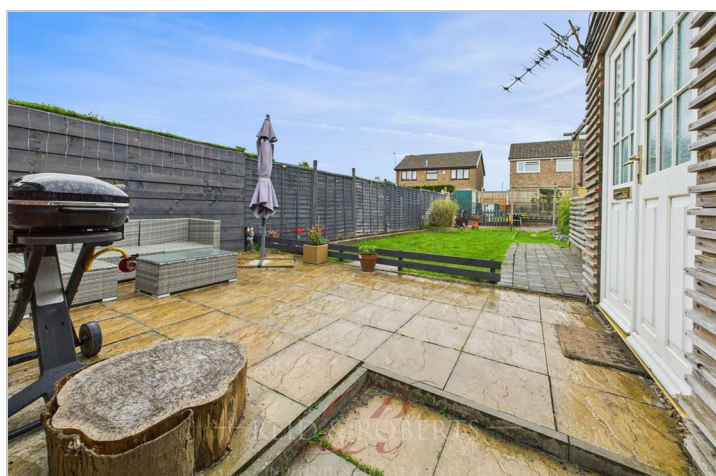
## Money Laundering Regulations

## Services

## Loans

## Hours Of Business

## Floor Plan





Road Map



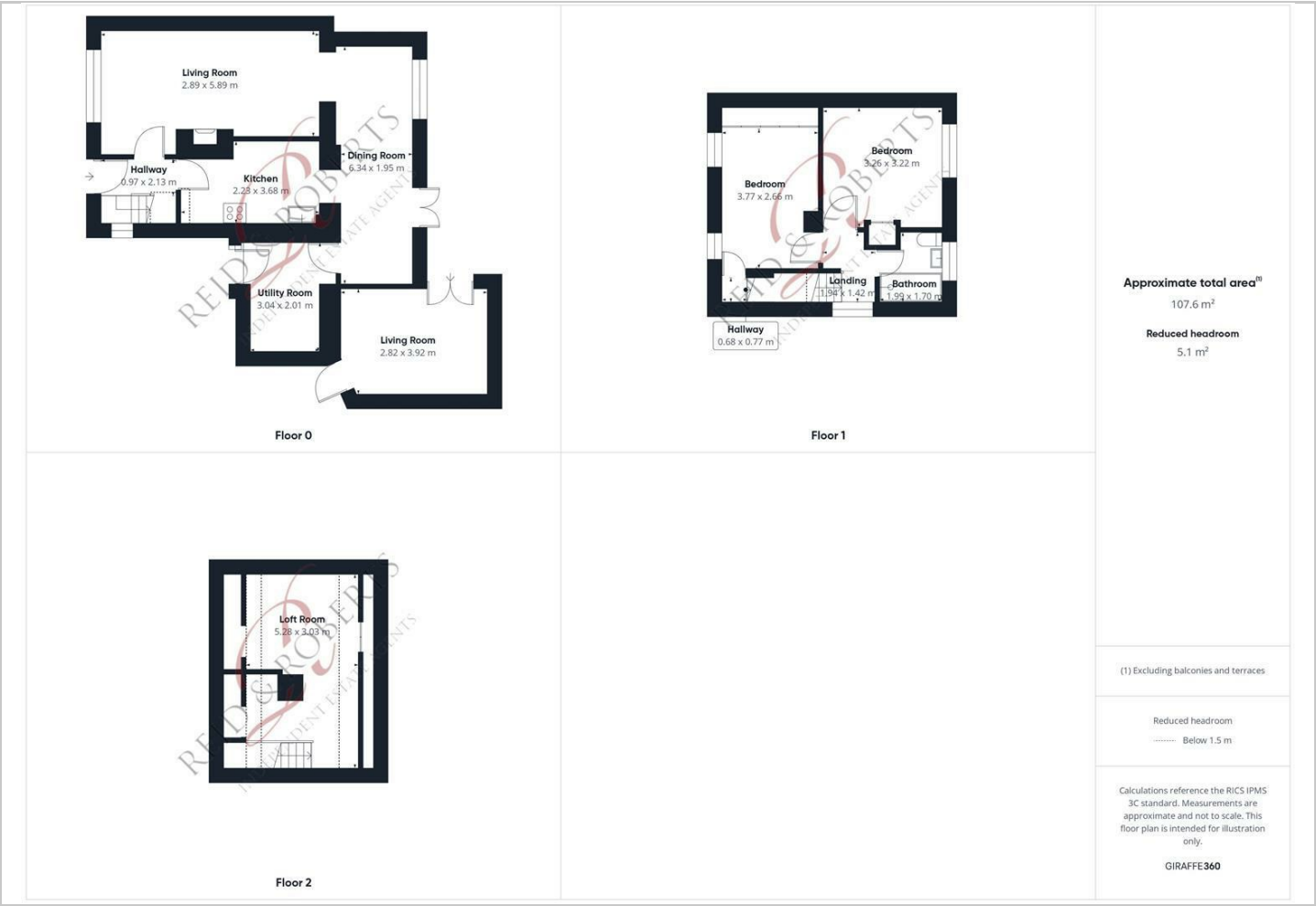
Hybrid Map



Terrain Map



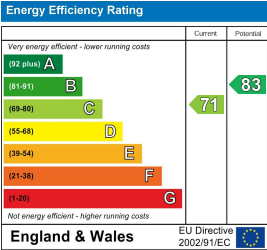
Floor Plan



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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