



Castle Road | Coedpoeth | Wrexham | LL11 3NU

Offers in the region of £245,000



ROSE RESIDENTIAL



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Situated in a sought after village location with far-reaching views, this well presented three-bedroom semi-detached family home offers spacious internal accommodation throughout. A highlight of the property is the beautiful conservatory, which overlooks a well-maintained and attractively landscaped rear garden. Perfectly suited for family living, the home enjoys a convenient setting close to excellent local amenities

#### Entrance Hall

A partly glazed UPVC double-glazed door opens into the front porch, which features a side facing circular window and a further door leading into the lounge.

#### Lounge and Dining

19'11" x 12'1" (6.08m x 3.69m )

A bright and spacious open-plan lounge and dining area, featuring a large front facing UPVC double glazed window that floods the room with natural light and further smaller rear facing window. There is a beautiful Adams style fireplace with inset coal effect electric fire, wood effect flooring, radiator, stairs leading to the first floor and a further doorway leads to the kitchen.

#### Kitchen

11'1" x 6'7" (3.40m x 2.01m )

The kitchen is appointed with a range of base and wall cupboards, with granite effect worktops over and an inset single-drainer sink. There is space for an under-counter fridge, freezer, and washing machine, along with an integrated electric oven, gas hob, and extractor fan. A rear-facing single-glazed window sits beside a timber part-glazed door providing access to the conservatory.







### **Conservatory**

12'1" x 9'9" (3.69m x 2.98m )

A bright UPVC double glazed conservatory with a polycarbonate roof, enjoying views over the garden and providing an excellent second reception space. Side facing glazed doors offer convenient access to the garden.

### **Stairs and Landing**

A staircase ascends from the lounge to a spacious first floor landing, where four doors provide access to the bedrooms and bathroom.

### **Bedroom One**

10'4" x 11'5" (3.17m x 3.49m )

Featuring a front facing UPVC double glazed window with far-reaching views, radiator, and laminate flooring.

### **Bedroom Two**

11'0" x 9'0" (3.36m x 2.75m )

Another spacious double bedroom with front facing UPVC double glazed window, radiator and laminate flooring.

### **Bedroom Three**

8'3" x 10'7" (2.52m x 3.23m )

The smallest of the three bedrooms is not presently in use as a bedroom but would accommodate a small double bed or serve as a generous single. It benefits from a rear facing UPVC double glazed window, a radiator, and laminate flooring.

### **Family Bathroom**

Fitted with a three piece suite comprising a panelled P-shaped shower bath with electric shower and glazed screen, along with a vanity unit incorporating a wash hand basin and low-level WC. Additional features include a rear facing UPVC double glazed privacy window, radiator, and a storage cupboard housing the Worcester boiler.

### **Integral Garage**

The integral garage features a front up-and-over door.

### **External**

The rear garden is attractively landscaped for ease of maintenance, offering gravelled seating areas ideal for outdoor dining and entertaining, complemented by raised beds planted with mature shrubs.

### **Disclaimer**

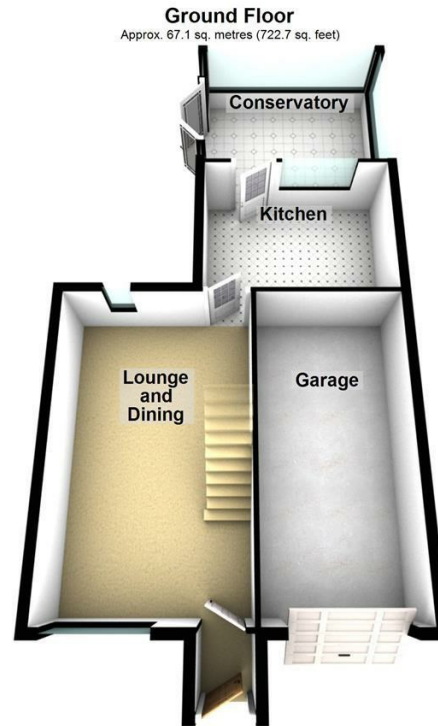
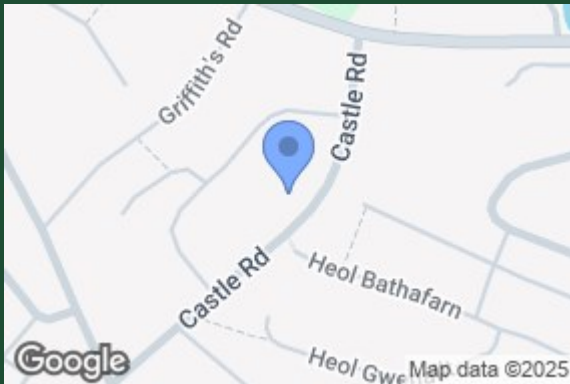
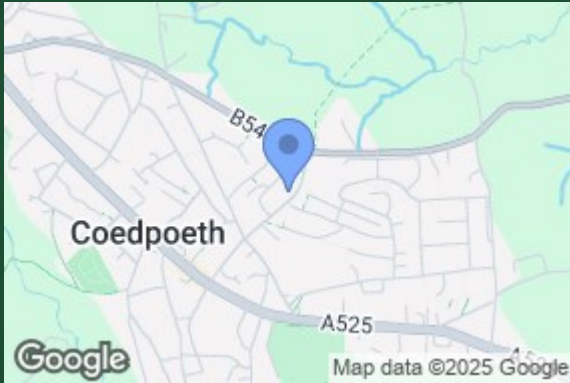
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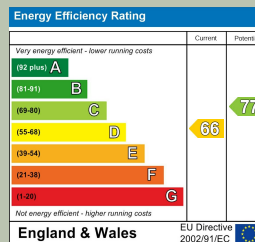
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Total area: approx. 107.8 sq. metres (1160.7 sq. feet)



Wrexham

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