



## 7 Heol Caradoc

Coedpoeth, Wrexham, LL11 3PS

An extended 4 bedroom detached family home with large rear garden, far reaching views, 23' x 11'4 workshop and separate garage set behind a gated driveway within the popular village of Coedpoeth with its excellent range of amenities, schools and picturesque countryside surroundings. The accommodation has been much improved by the current owners blending modern day comforts with character features and briefly comprising an enclosed entrance porch, stylish fitted kitchen breakfast room with utility off, good sized dining room with the warmth of a log burner and an impressive living room with roof light window and French doors giving access to the spacious timber decked patio. A double bedroom completes the ground floor accommodation. The 1st floor landing with its Oak cottage style doors gives access to the 3 other bedrooms, 2 of which are doubles, and a family bathroom. Externally, a private drive provides parking for 3 cars and leads to the garage with a remote access door, workshop and additional storeroom. The timber decked patio with balustrade overlooks the large lawned garden and summerhouse. Energy Rating - D (61)

Offers In Excess Of £300,000

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- Extended detached house
- With far reaching views
- Enclosed entrance porch
- Stylish kitchen/breakfast room
- Utility, dining room, lounge
- Double bedroom to ground floor
- Three further bedrooms
- Family bathroom
- Private driveway, garage
- Large rear garden

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

## ENCLOSED PORCH

## KITCHEN/BREAKFAST ROOM

18'0 x 7'6 (5.49m x 2.29m )

## UTILITY

## DINING ROOM

12'5 x 12'0 (3.78m x 3.66m )

## LOUNGE

14'7 x 12'6 (4.45m x 3.81m )

## BEDROOM FOUR

12'0 x 10'4 (3.66m x 3.15m )

## ON THE FIRST FLOOR

## LANDING

## BEDROOM ONE

12'0 x 12'6 (3.66m x 3.81m )

## BEDROOM TWO

12'0 x 10'9 (3.66m x 3.28m )

## BEDROOM THREE

9'9 x 7'6 (2.97m x 2.29m )

## FAMILY BATHROOM

7'5 x 7'4 (2.26m x 2.24m )

## OUTSIDE

## DETACHED BRICK BUILT GARAGE

17'0 x 13'0 (5.18m x 3.96m )

## GARDENS

## WORKSHOP

23'0 x 11'4 (7.01m x 3.45m )

## ADDITIONAL STORE ROOM

11'2 x 7'7 (3.40m x 2.31m )

## COUNCIL TAX BAND - D



[Directions](#)



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	