



## Monomeith Heol Llewelyn Coedpoeth, Wrexham, LL11 3PB

A beautifully presented and much improved 3 bedroom link detached house with lovely rear garden and panoramic views across Wrexham and Cheshire. Located within the popular village of Coedpoeth with its good range of amenities and road links, the accommodation has the benefit of gas central heating and Upvc double glazing and briefly comprises a composite entrance door opening to the welcoming hall with stairs to 1st floor landing and concealed storage drawers below, well appointed kitchen breakfast room, dining area and an open aspect to the lounge featuring the warmth of a gas wood effect burning stove and French doors leading to the patio with far reaching views. Ground floor modern bathroom with bath and separate shower enclosure. The 1st floor landing gives access to the 3 bedrooms with the principal bedroom having panoramic views and an en-suite shower room. Externally a private drive provides parking for 2/3 cars to the front and leads to the garage. The enclosed rear garden is a particular feature with 2 timber decked patio areas for outdoor entertaining and a lawned garden. Energy Rating - D (65)

**Price £259,950**

# Monomeith Heol Llewelyn

Coedpoeth, Wrexham, LL11 3PB



- Beautifully presented
- Entrance hall
- Ground floor bathroom
- Enclosed garden to rear
- Link detached house
- Kitchen/breakfast room
- Three bedrooms (1 en-suite)
- With panoramic views
- Lounge/diner
- Private driveway, garage

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

### ENTRANCE HALL

### KITCHEN/BREAKFAST ROOM

10'1 x 9'3 (3.07m x 2.82m )

### LOUNGE/DINER

22'4 x 12'4 (6.81m x 3.76m )

### BATHROOM

8'3 x 5'8 (2.51m x 1.73m )

## ON THE FIRST FLOOR

### LANDING

## BEDROOM ONE

12'6 x 9'4 (3.81m x 2.84m )

## EN-SUITE

## BEDROOM TWO

9'3 x 8'1 (2.82m x 2.46m )

## BEDROOM THREE

9'3 x 9'1 (2.82m x 2.77m )

## OUTSIDE

## 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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