



## 22 Gwern Y Gaseg Road Coedpoeth, Wrexham, LL11 3RE

A spacious 3 double bedroom semi detached house having been extended to the ground and first floor, located on the fringe of the popular village of Coedpoeth near to open countryside. Having the benefit of a sunny aspect rear garden, gas central heating and Upvc double glazing, the accommodation briefly comprises an enclosed entrance porch, well proportioned lounge, spacious open plan kitchen dining room with modern fitted kitchen and stable door to the garden. The 1st floor landing gives access to the 3 double bedrooms, with bedroom 1 having modern fitted wardrobes. The bathroom is appointed with a white suite with shower over the bath. The property is approached through double gates to the driveway providing parking. Gardens extend to the front and rear. Energy Rating - D (65)

**Asking Price £189,950**

# 22 Gwern Y Gaseg Road

Coedpoeth, Wrexham, LL11 3RE



- A spacious semi detached house having been extended to the ground and first floor
- Well proportioned lounge
- Bathroom
- Located on the fringe of the popular village of Coedpoeth near to open countryside
- Kitchen/dining room
- Private driveway
- Enclosed entrance porch
- Three double bedrooms
- Gardens to front and rear

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

## ENCLOSED PORCH

## LOUNGE

19'4 x 11'9 (5.89m x 3.58m )

## KITCHEN/DINING ROOM

18'4 x 11'2 (5.59m x 3.40m )

## ON THE FIRST FLOOR

## LANDING

## BEDROOM ONE

9'8 plus wardrobes x 8'9 (2.95m plus wardrobes x 2.67m )

## BEDROOM TWO

11'4 x 9'5 (3.45m x 2.87m )

## BEDROOM THREE

8'4 x 8'0 (2.54m x 2.44m )

## BATHROOM

## OUTSIDE

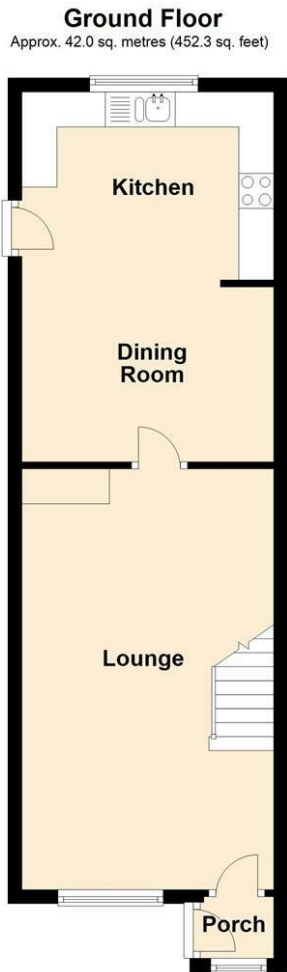
## COUNCIL TAX BAND - D



[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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	