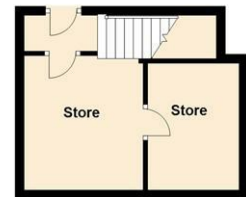


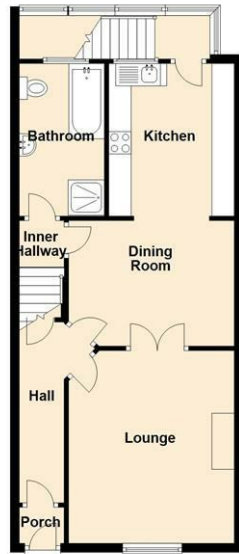
| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |



Lowest Ground Floor
Approx. 41.9 sq. metres (451.2 sq. feet)



Ground Floor
Approx. 56.0 sq. metres (603.0 sq. feet)



First Floor
Approx. 34.6 sq. metres (372.6 sq. feet)



Heol Llewelyn, Wrexham, LL11 3PB

Price £175,000

Reference: 19313448

Date: Add text here

TENURE: Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

POSSESSION: Add text here

SERVICES: Add text here

OUTGOINGS: Council Tax Band details available from Wrexham County Borough Council

VIEWING: Add text here

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29 Holt Street, Wrexham, LL13 8DH
Tel: 01978 353553 Email: sales@wingetts.co.uk

www.wingetts.co.uk

Wingetts



Description

An excellent opportunity to purchase a spacious 3 bedroom semi detached house offering panoramic views across Wrexham, Cheshire and beyond together with private parking, garage, 2 workshops and good sized rear garden. Located within the popular village of Coedpoeth with its excellent range of amenities, the property requires a degree of modernisation but had the benefit of a new roof in 1994, Upvc double glazing and gas central heating. The accommodation briefly comprises a vestibule opening to the hall with useful store cupboard, lounge with double doors opening to the dining room, kitchen and rear enclosed porch from which to enjoy the views and a spacious bathroom. The 1st floor landing gives access to the 3 bedrooms, with the main bedroom having the benefit of the lovely view. Externally, private parking to the front and an access to the side that leads to the garage and workshop. Beyond is a patio area, additional workshop and generous lawned garden. NO CHAIN. Energy Rating - E (47)

LOCATION

Located in the popular village of Coedpoeth surrounded by beautiful countryside approximately 3 miles from Wrexham City Centre and enjoying excellent road links via the A525 into Wrexham and the major commercial and industrial centres of the region. The village offers a good range of day to day shopping facilities and social amenities together with a local doctors, pharmacy, dentist, petrol station, choice of pubs and a frequent bus service. The City Centre, famous for its Football Ground and Parish Church offers excellent facilities and public transport.



DIRECTIONS

From Wrexham proceed along the A525 Ruthin Road for approx. 3 miles into the village of Coedpoeth. Take the right hand turn opposite the playing field onto Heol Yr Efail, passing the medical centre. Continue into Heol Llewelyn and the property will be seen on the right just after Griffith's Road.

ON THE GROUND FLOOR

Part glazed entrance door opens to:

VESTIBULE

Which continues into:

HALLWAY

With radiator and understairs storage cupboard. An internal door opens into the:

LOUNGE

14'4 x 12'3

With upvc double glazed window to front, radiator, fireplace with tv plinth and coving to ceiling. Double doors open to:

DINING ROOM

11'4 x 8'8

Having recessed shelving and radiator. Open aspect to:

KITCHEN

10'1 x 9'4

Appointed with a range of base and wall cupboards with work surface areas incorporating a stainless steel single drainer sink unit, internal double glazed window with lovely views and part glazed external door that leads into:

REAR PORCH

With panoramic views and steps lead down to 2 useful store rooms/utility 9'5 x 9'7 and 9'4 x 7'5 with lighting, power and plumbing for washing machine.

GROUND FLOOR BATHROOM

10'0 x 7'4

A spacious bathroom appointed with a 4 piece suite of pedestal wash basin, low flush w.c, bath, shower enclosure, radiator, double glazed window, coving to ceiling and radiator.

ON THE FIRST FLOOR

The landing gives access to:

BEDROOM ONE

12'1 x 11'8

Two double glazed windows providing far reaching views, radiator, airing cupboard with hot water cylinder and gas fired central heating boiler.

BEDROOM TWO

11'2 x 8'3

Double glazed window to front and radiator.

BEDROOM THREE

8'0 x 6'3

Double glazed window to front and radiator.

OUTSIDE

The property has the benefit of private parking to the front together with access to the side that continues to a garage 15'1 x 9' with metal up and over door and adjoining workshop 14'6 x 9'8 with lighting and power. The rear garden is positioned behind the garage and includes a patio area from where to admire the views, decorative gravel, workshop 12'9 x 5'5 with lighting and power and good sized lawned area.

COUNCIL TAX BAND - C