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# Wingetts

More than just estate agents

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## 9 The Paddocks

Coedpoeth, Wrexham, LL11 3NQ

A spacious and extended 4 bedroom detached family home featuring lovely far reaching views, attractive oak veneer internal doors and a good sized established rear garden offering plenty of outdoor entertaining space for both adults and children. Situated within a cul de sac in the village of Coedpoeth with its good range of amenities, countryside walks and road links to Wrexham, Chester and Shropshire. The accommodation briefly comprises a Upvc double glazed entrance door opening to hall with cloaks/w.c. off, well proportioned lounge with staircase to 1st floor landing, family sized dining room with access to the rear garden and a connecting door into the well-appointed fitted kitchen breakfast room. The 1st floor landing has a useful store cupboard and gives access to the 4 bedrooms, 3 of which can accommodate double bedrooms and a good sized single. Family bathroom with white suite including shower over the bath. Externally, the private drive provides parking for 3 cars and leads to the garage alongside an established front garden. A side path leads to the impressive private rear garden which offers a pleasant setting and includes a shaped lawn, well stocked flower beds, brick built BBQ and vegetable plot. Energy Rating - D (65)

Offers In Excess Of £275,000

# 9 The Paddocks

Coedpoeth, Wrexham, LL11 3NQ



- A spacious and extended detached family home
- Hallway, cloaks/w.c
- Kitchen/breakfast room
- Gardens to front and rear
- Situated within a cul de sac in the village of Coedpoeth
- Well proportioned lounge
- Four bedrooms, family bathroom
- Featuring lovely far reaching views
- Family sized dining room
- Private driveway, garage

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

## HALLWAY

## CLOAKS/W.C

## LOUNGE

16'9 x 11'8 (5.11m x 3.56m )

## DINING ROOM

14'5 x 9'3 (4.39m x 2.82m )

## KITCHEN/BREAKFAST ROOM

15'9 x 8'5 (4.80m x 2.57m )

## ON THE FIRST FLOOR

## LANDING

## BEDROOM ONE

14'4 x 9'3 (4.37m x 2.82m )

## BEDROOM TWO

13'6 x 9'9 (4.11m x 2.97m )

## BEDROOM THREE

12'2 x 8'5 (3.71m x 2.57m )

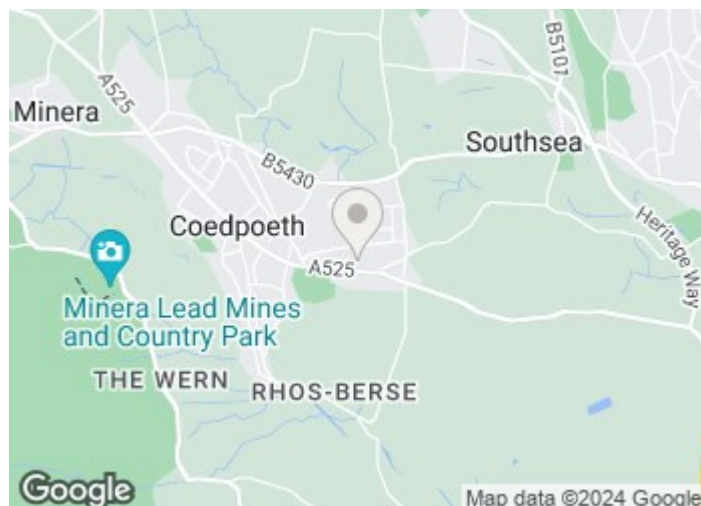
## BEDROOM FOUR

8'6 x 8'4 (2.59m x 2.54m )

## FAMILY BATHROOM

## OUTSIDE

## COUNCIL TAX BAND - E



[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			84
(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	