



50 Middle Road Coedpoeth, Wrexham, LL11 3TW

Occupying a stunning location with views across the valley towards the Welsh hills is this well presented 3 bedroom semi detached family home with generous gardens set behind a gated drive providing ample parking. Situated on the fringe of the village of Coedpoeth with its excellent road links to Wrexham, Chester and Shropshire together with a variety of convenient shopping and social amenities. The property and gardens have been designed to take full advantage of the panoramic views and briefly comprises a conservatory/ entrance porch with seating area to admire the view, hall with stairs to 1st floor landing, dual aspect lounge with impressive aspect and gas fire, fitted kitchen breakfast room and ground floor bathroom. The 1st floor landing provides a study/home office space if required and good sized store cupboard. 3 bedrooms, 2 of which are doubles, and a modern shower room. Gas fired central heating and Upvc double glazing. To the outside, the gated drive leads to parking and turning area, well proportioned garage, paved patio areas and lawned gardens extending mainly to the side, established plants and shrubs, ornamental pond and summerhouse. An excellent outdoor entertaining space for both children and adults with beautiful views. Energy Rating - D (59)

Offers In The Region Of £294,000

50 Middle Road

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- Well presented semi detached family home
- Dual aspect lounge
- Three bedrooms
- energy rating-d(59)
- Occupying a stunning location with views across the valley
- Kitchen/breakfast room
- Shower room
- Conservatory/entrance porch
- Ground floor bathroom
- Gated driveway, garage

LOCATION

LANDING

GARDENS

DIRECTIONS

11'8 x 10'1 (3.56m x 3.07m)

COUNCIL TAX BAND - E

ON THE GROUND FLOOR

BEDROOM ONE

CONSERVATORY/ENTRANCE PORCH

14'3 x 10'7 (4.34m x 3.23m)

BEDROOM TWO

HALLWAY

13'3 x 11'8 (4.04m x 3.56m)

BEDROOM THREE

LOUNGE

8'0 x 7'1 (2.44m x 2.16m)

KITCHEN/BREAKFAST ROOM

SHOWER ROOM

13'3 x 12'0 (4.04m x 3.66m)

OUTSIDE

GROUND FLOOR BATHROOM

GARAGE

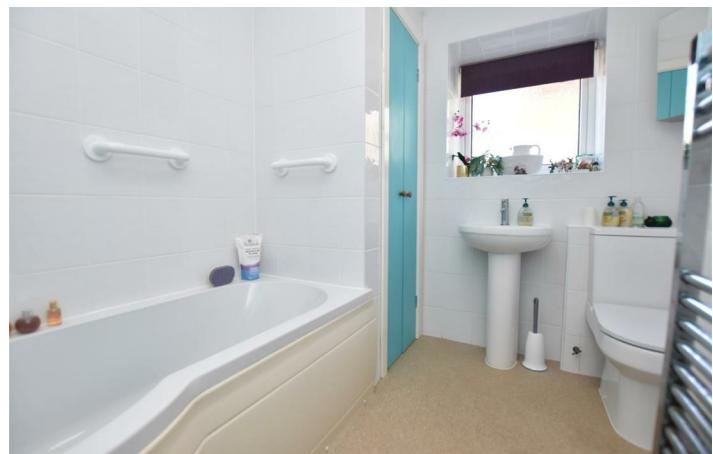
ON THE FIRST FLOOR

18'0 x 9'1 plus recess (5.49m x

2.77m plus recess)



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 firms 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		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	