



2 Tabor Hill , Coedpoeth, LL11 3RU

An impressive fully refurbished 3 double bedroom detached stone cottage with en-suite shower room, large detached garden room offering a variety of uses to suit, private driveway and far reaching views to the rear. Conveniently located within the popular village of Coedpoeth and its excellent range of local shopping, social amenities and picturesque countryside walks, Tabor House blends modern day comforts with period features including attractive exposed stone work, Oak staircase, sociable open plan fitted kitchen dining room and a high level of insulation for energy efficient living. The accommodation briefly comprises a composite entrance door opening to the vestibule with coat hanging space and slate floor that continues into the hall with study area and Oak staircase. The lounge features a prominent stone chimney breast with late hearth and French doors opening to the rear garden. New Shaker style fitted Kitchen with integrated appliances and Dining area with French doors. The 1st floor landing includes attractive Oak veneer doors that give access to the 3 double bedrooms, and newly appointed to a high specification en-suite shower room and a new family bathroom. To the outside a private drive provides parking for 3-4 cars and leads to the superb 22' x 13' detached garden room. The enclosed rear garden enjoys a good degree of privacy and includes Indian stone paved patio areas with further garden area beyond. NO CHAIN. Energy Rating - C (74)

Price £350,000

2 Tabor Hill

, Coedpoeth, LL11 3RU



- An impressive fully refurbished detached stone cottage
- Lounge, kitchen/dining room
- Private driveway
- NO CHAIN
- Conveniently located within popular village
- Three bedrooms (1 en-suite)
- Detached garden room
- Vestibule, inner hall
- Newly fitted bathroom
- Enclosed garden to rear

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

VESTIBULE

INNER HALL

LOUNGE

12'7 x 11'7 (3.84m x 3.53m)

KITCHEN/DINING ROOM

20'7 x 12'3 (6.27m x 3.73m)

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

12'3 x 11'6 max (3.73m x 3.51m max)

EN-SUITE

BEDROOM TWO

12'9 x 12'1 (3.89m x 3.68m)

BEDROOM THREE

11'8 x 8'8 (3.56m x 2.64m)

FAMILY BATHROOM

9'6 x 8'6 (2.90m x 2.59m)

OUTSIDE

GARDEN ROOM

22'0 x 13'0 (6.71m x 3.96m)

GARDENS

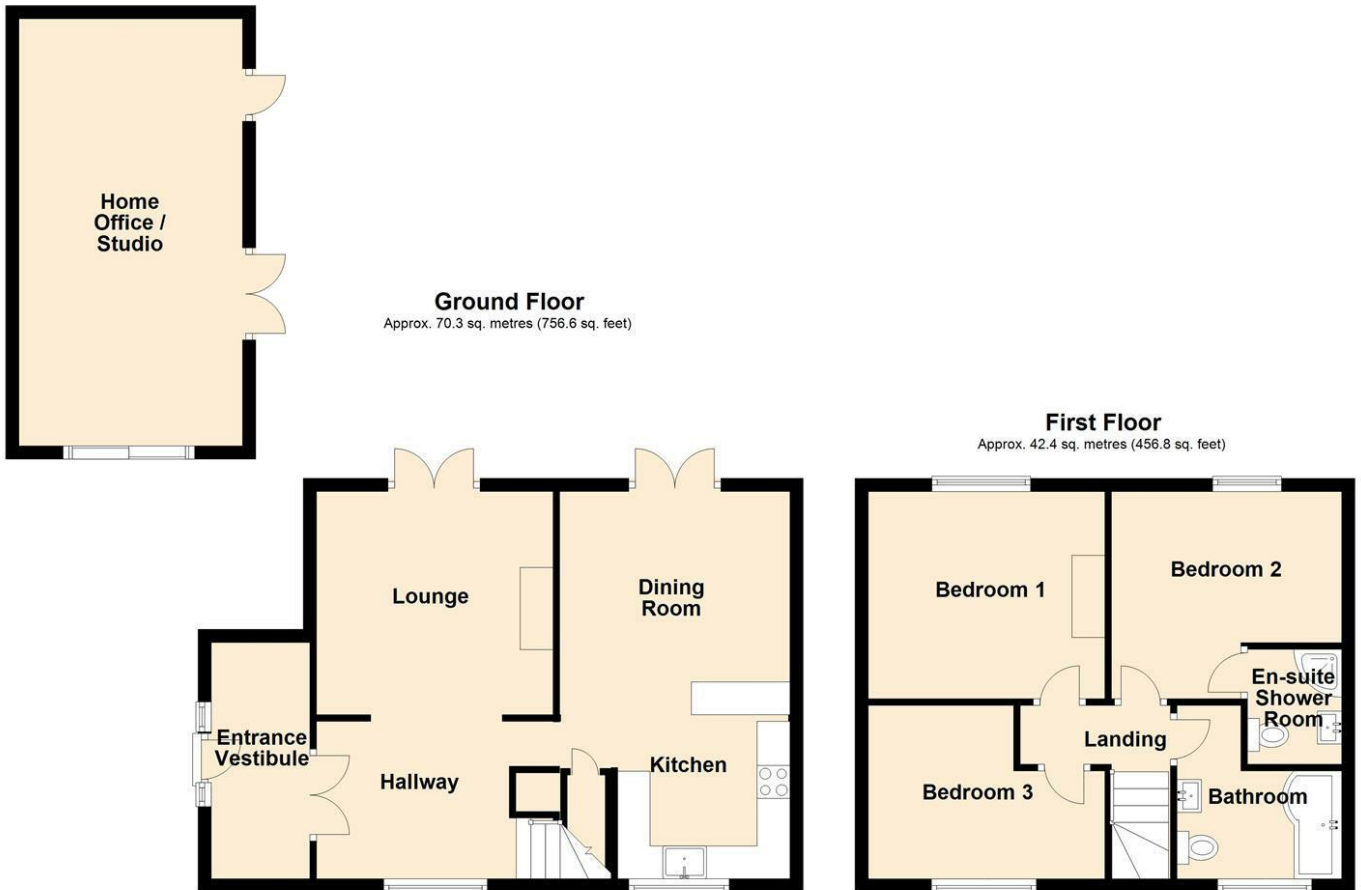
COUNCIL TAX BAND - E



[Directions](#)



Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	87
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	