



## The Mount Heol Maelor Coedpoeth, Wrexham, LL11 3LY

Set behind double entrance gates and large gardens extending to approximately 1/3rd of an acres is this spacious 3 bedroom stone built detached house offering well presented accommodation and far reaching views across Wrexham and Cheshire together with ample parking and guest parking. Located within the village of Coedpoeth just a short drive from Wrexham City Centre and having the benefit of a good range of amenities, road links, schools, bus service and picturesque countryside walks, the accommodation briefly comprises a conservatory entrance hall providing a pleasant aspect, further hall with stairs to 1st floor landing, living room with stone chimney breast, sitting room/dining room with the warmth of a log burner, playroom or home office, kitchen breakfast room and additional conservatory from where to enjoy the garden. The 1st floor landing connects the 3 double bedrooms, 2 of which have far reaching views, shower room and family bathroom. The private gated drive leads to this lovely home alongside a large lawned garden offering excellent outdoor entertaining space especially for children. A further gated drive leads to the garage, car port, workshop and additional large lawned garden which includes an orchard with fruit trees, greenhouse and flower beds. Viewing highly recommended. Energy Rating - E (54)

**Price £380,000**

# The Mount Heol Maelor

Coedpoeth, Wrexham, LL11 3LY



- Spacious stone built detached house
- Living room, sitting/dining room
- Three bedrooms
- Large gardens extending to approximately 1/3rd of an acre
- Having far reaching views across Wrexham and Cheshire
- Playroom/home office
- Bathroom, shower room
- Conservatory entrance, hallway
- Kitchen/breakfast room, side conservatory
- Private driveway and garage

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

## CONSERVATORY ENTRANCE

9'5 x 8'8 (2.87m x 2.64m )

## HALLWAY

## LIVING ROOM

11'9 x 11'8 (3.58m x 3.56m )

## SITTING/DINING ROOM

11'8 x 9'7 (3.56m x 2.92m )

## PLAYROOM/HOME OFFICE

11'8 x 8'7 (3.56m x 2.62m )

## KITCHEN/BREAKFAST ROOM

15'5 x 7'8 (4.70m x 2.34m )

## SIDE CONSERVATORY

10'6 x 8'3 (3.20m x 2.51m )

## ON THE FIRST FLOOR

## LANDING

## BEDROOM ONE

11'7 x 11'5 (3.53m x 3.48m )

## BEDROOM TWO

11'9 x 11'8 (3.58m x 3.56m )

## BEDROOM THREE

11'8 x 8'5 (3.56m x 2.57m )

## BATHROOM

12'0 max x 7'9 max (3.66m max x 2.36m max )

## SHOWER ROOM

## OUTSIDE

## GARAGE

15'0 x 9'5 (4.57m x 2.87m )

## STONE WORKSHOP

9'9 x 11'7 (2.97m x 3.53m )

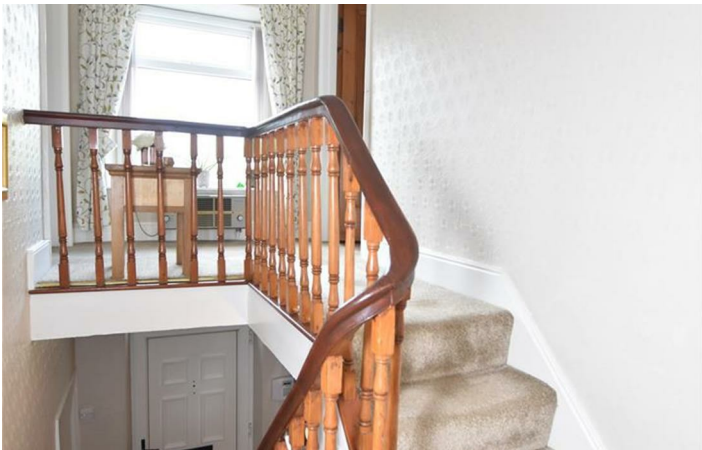
## GARDENS

## COUNCIL TAX BAND - E



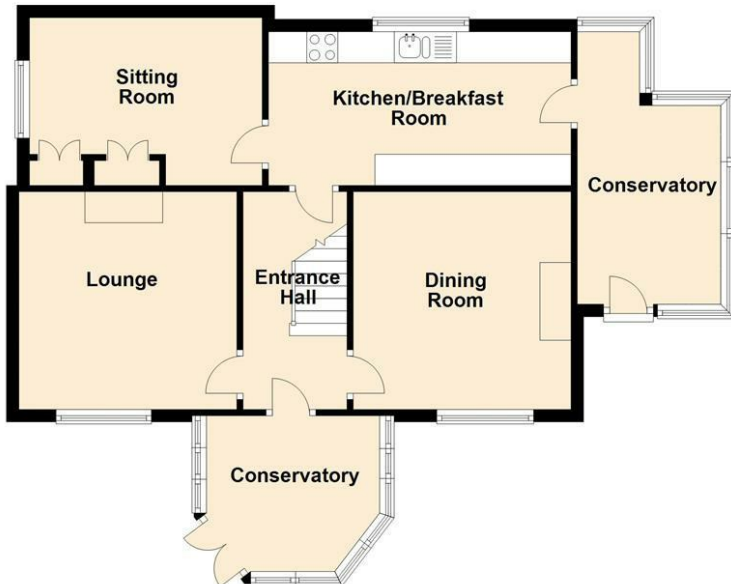
[Directions](#)





# Floor Plan

**Ground Floor**  
Approx. 69.9 sq. metres (751.9 sq. feet)



**First Floor**  
Approx. 54.3 sq. metres (584.1 sq. feet)



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.

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

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