



Middle Road, Coedpoeth, LL11 3TW
Price £325,000

Reference: 19460691

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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Wingetts



Description

An individually designed 4 bedroom detached family home with full width balcony and a sun terrace offering beautiful views across the valley towards the Welsh hillside yet conveniently located just 3 miles from Wrexham city centre and plenty of amenities. The accommodation has the benefit of Upvc double glazing and gas central heating and briefly comprises an entrance hall with stairs to lower ground and first floor, spacious lounge with full width double glazed windows offering lovely views, family sized dining room with access onto the sunny aspect walk on balcony, fitted kitchen with a range of base and wall cupboards and work surface areas. Off the entrance hall is a versatile 4th bedroom or sitting room. The lower ground floor landing connects the 3 further bedrooms and a shower room with separate w.c. Outside, a drive for 4/5 cars, garage with electric roller door, summerhouse and store shed. A rear path leads to the sun terrace providing an excellent outdoor entertaining area. NO CHAIN. Energy Rating - D (56)

LOCATION

Located on the fringe of the popular village of Coedpoeth with lovely views across the valley, surrounded by beautiful countryside and fabulous walks 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 primary schools, 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 left turn into Assembly Road immediately prior to St Tydfils Church. Continue until reaching the fork in the road and keep left into Middle Road. The property will be observed on the left after approximately 100 yards.

ON THE GROUND FLOOR

Hardwood entrance door opening to:

HALLWAY

Having radiator and stairs to upper and lower floors. Part glazed door to:

BEDROOM FOUR

16'9 x 8'3

A versatile room which could be used as a separate sitting room having upvc double glazed French doors to front, wood effect flooring and radiator.

ON THE FIRST FLOOR

LOUNGE

18'0 x 12'6

A spacious light and airy reception room having full width upvc double glazed almost floor to ceiling windows from which to admire the views across a balcony towards the valley, gas fire in stone hearth, two radiators and two wall light points.

DINING ROOM

16'0 x 9'0

Upvc double glazed window to side, radiator and upvc double glazed French doors opening onto a walk-on balcony which extends the full width of the property with lovely views and timber balustrade.

KITCHEN

17'2 max x 13'9 max

Appointed with a range of base and wall cupboards complimented by wood effect work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, upvc double glazed window to rear, part tiled walls, plumbing for washing machine, Bosch oven/grill, four ring electric hob with extractor hood above, inset ceiling lighting, radiator, space for fridge freezer, recess currently housing a dryer, cloaks cupboard, Worcester wall mounted gas combination boiler, part glazed external door with window alongside, open aspect overlooking the dining room and ceiling hatch with pull-down loft ladder with potential to extend the accommodation.

LOWER GROUND FLOOR

Stairs from the landing lead down to another landing with useful understairs storage cupboard and radiator.

BEDROOM ONE

12'5 x 10'5

Upvc double glazed window to front, radiator, wall light point and wood effect flooring.

BEDROOM TWO

9'3 x 9'0

Upvc double glazed window to front, radiator and wood effect flooring.

BEDROOM THREE

8'9 x 7'2

A good sized third bedroom with upvc double glazed window to front and radiator.

SHOWER ROOM

Appointed with a double width shower enclosure with mains thermostatic shower, pedestal wash basin, radiator, fully tiled walls, tiled flooring, upvc double glazed window and useful storage cupboard.

SEPARATE W.C

With low flush w.c, part tiled walls, radiator and upvc double glazed window.

OUTSIDE

The property is approached along a large private tarmacadam driveway providing parking for 4/5 cars which leads to:

GARAGE

29'3 max x 9'0

Having the benefit of an electric roller shutter door, lighting and power sockets.

GARDENS

To the front of the property is a decorative gravelled area with raised borders and brick built store shed. To the rear of the property is gated path which leads to a good sized sun terrace from where to admire the picturesque views and provides an excellent outdoor entertaining space.