



62 Heol Celyn, Coedpoeth, LL11 3HT

Price £140,000

A well proportioned three bedroom semi detached house with private parking situated on a corner plot on the fringe of the village of Coedpoeth with its good range of amenities and countryside walks. The accommodation requires a degree of modernisation but has the benefit of gas fired central heating and upvc double glazing. Briefly comprising entrance hall with stairs to first floor landing, light and airy lounge with bay window, dining room, kitchen and utility room. On the first floor there are three bedrooms together with a home office or nursery and bathroom. Externally there is a private driveway with lawned gardens to front and side together with an additional mainly paved garden area enjoying a good degree of privacy. NO CHAIN. Energy Rating - TBC

LOCATION

Heol Celyn is located within a mature residential development in the village of Coedpoeth which lies approximately three miles from Wrexham City centre and enjoys a good range of convenient shopping facilities, social amenities, primary schools, doctors, dentists and frequent public transport service. The area is surround by open countryside and enjoys good road links into Wrexham, Chester and Oswestry.

DIRECTIONS

Proceed from Wrexham along the A525 in the direction of Ruthin for approximately 2 miles taking the right hand turning onto Heol Offa just as you enter the village of Coedpoeth. At the T Junction, turn left onto Talwrn Road and then 3rd left turn onto Heol-y-vro and the property will be observed on the right at the junction with Heol Celyn.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

HALLWAY

With stairs off to first floor landing and radiator.

LOUNGE 16'10 max x 13'4 (5.13m max x 4.06m)

Upvc double glazed bay window to side, upvc double glazed window to front, two radiators and fire surround.

DINING ROOM 10'11 x 9'11 (3.33m x 3.02m)

Upvc double glazed windows to front and side and radiator.

KITCHEN 14'3 x 6'6 (4.34m x 1.98m)

Fitted with a range of base and wall units with work surface areas incorporating a four ring gas hob with oven/grill, stainless steel single drainer sink unit, upvc double glazed window, radiator, quarry tiled flooring and understairs storage cupboard. Connecting door leads into:

UTILITY 10'6 max x 5'11 (3.20m max x 1.80m)

Having plumbing for washing machine, upvc part glazed external door, upvc double glazed window and storage cupboard.

ON THE FIRST FLOOR

Approached via the staircase from hallway to:

LANDING

Giving access to the three bedrooms, box room and bathroom.

BEDROOM ONE 9'3 x 8'9 (2.82m x 2.67m)

Upvc double glazed windows to front and side and radiator.

HOME OFFICE 6'6 x 5'8 (1.98m x 1.73m)

Upvc double glazed window and radiator.

BEDROOM TWO 11'2 x 11'2 max (3.40m x 3.40m max)

Upvc double glazed windows to front and side and radiator.

BEDROOM THREE 8'4 x 7'2 (2.54m x 2.18m)

Upvc double glazed window to side and radiator.

BATHROOM 7'2 x 6'8 (2.18m x 2.03m)

Appointed with a white suite of low flush w.c, pedestal wash basin, twin grip panelled bath, separate shower enclosure with electric shower, radiator, part tiled walls and two upvc double glazed windows.

OUTSIDE

The property is approached along a gated pathway leading to the entrance door alongside lawned gardens to front and side with flowerbeds. A gated driveway is accessed off Heol-Y-Fro. To the opposite side of the property is a further side garden which is mainly paved and includes a store shed and cold water tap.

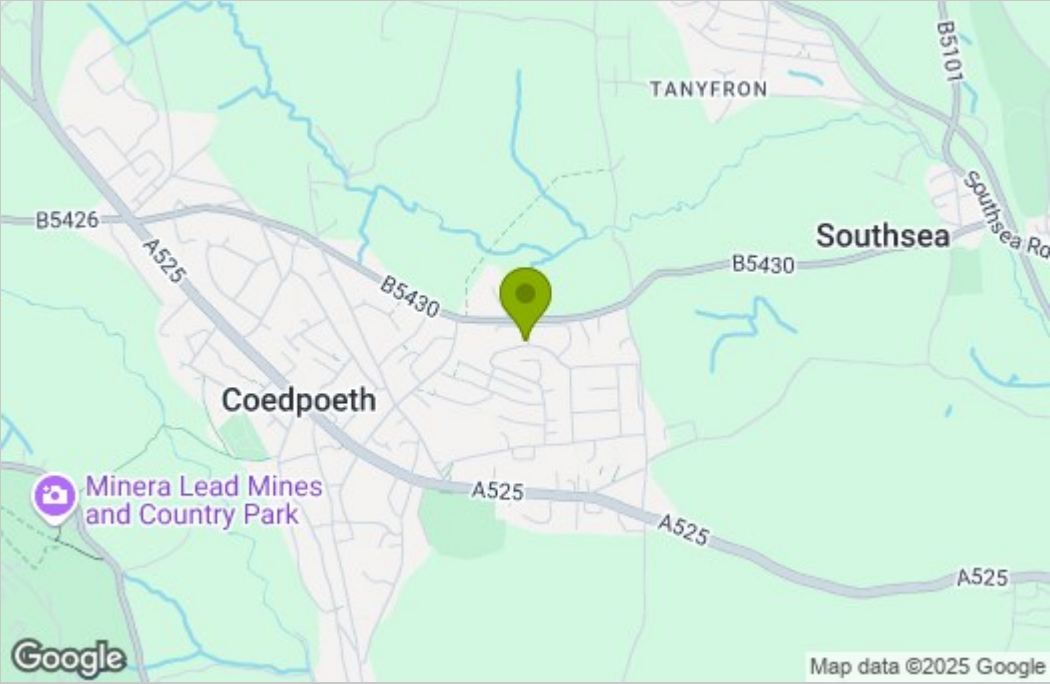
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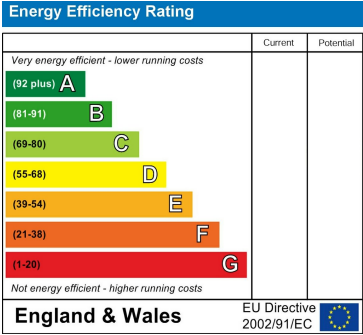


Floor Plan

Area Map



Energy Efficiency Graph



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