



16 Bryn Gwyn, Coedpoeth, LL11 3PR

Price £245,000

A refurbished and extended 3 double bedroom semi detached home with rendered front elevation complimented by Grey Upvc double glazed windows, good sized private rear garden, stylish fitted kitchen/breakfast room, modern bathroom, far reaching views and triple width driveway. Conveniently located within the popular village of Coedpoeth with its excellent range of amenities including shops, schools, doctors, good road links to Wrexham, Mold and Ruthin together with lovely countryside walks. The accommodation briefly comprises a part glazed composite entrance door opening to the hall with stairs to 1st floor landing and cottage style doors, cloaks/w.c. with utility area, well proportioned lounge, impressive fitted kitchen breakfast room with some integrated appliances, island incorporating a breakfast bar and French doors opening to the almost full width garden/dining room enjoying views over the garden. The 1st floor landing connects the 3 double bedrooms and a bathroom with shower over the 'P' shaped bath. To the front of the home is a decorative gravelled drive providing ample parking and EV charging point. The rear garden is a particular feature enjoying a sunny aspect, good degree of privacy, Indian stone paved patio for outdoor dining, lawn and timber decked patio area. A garden gate gives access to the public park and playing field which has been particularly useful to the current owners. Energy Rating - C (70)

LOCATION

Located within the popular village of Coedpoeth 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.

DIRECTIONS

From Wrexham proceed along the A525 Ruthin Road for approx. 3 miles into the village of Coedpoeth. Upon entering the shopping area on the High Street continue for approximately 500 yards and take the right turn onto Heol Caradoc opposite the Petrol Station. Continue for approximately 100 yards and the property will be observed on the right.

ON THE GROUND FLOOR

Part glazed composite entrance door opening to:

HALLWAY

With turned staircase to first floor landing with useful storage cupboard below, radiator, grey wood effect flooring, inset ceiling lighting and cottage style doors off to all rooms.

CLOAKROOM/UTILITY

Appointed with a low flush w.c, pedestal wash basin, plumbing for washing machine, work surface with space for tumble dryer above, upvc double glazed window and grey wood effect flooring.

LOUNGE 17'9 x 11'0 (5.41m x 3.35m)

Upvc double glazed window to front and French doors leading to the garden/dining room, wall mounted electric fire to former chimney breast and radiator.

KITCHEN/BREAKFAST ROOM 13'8 x 10'5 (4.17m x 3.18m)

Appointed with a stylish range of grey fronted base and wall cupboards complimented by wood effect work surface areas incorporating 1 1/2 bowl stainless steel single drainer sink unit with flexi mixer tap, double oven/grill, four ring electric hob with wide cutlery and pan drawers below and extractor hood above, integrated dishwasher, integrated fridge freezer, island incorporating breakfast bar and additional base cupboards, grey wood effect flooring, radiator, inset ceiling spotlights, upvc double glazed window to side and upvc double glazed French doors opening to:

GARDEN/DINING ROOM 18'9 x 10'6 (5.72m x 3.20m)

A lovely addition to this family home enjoying a pleasant aspect overlooking the rear garden through upvc double glazed windows and upvc double glazed French doors, inset ceiling spotlights, two Velux roof light windows and the warmth of under floor heating with wall mounted controls.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With double glazed window, ceiling hatch to roof space and cottage style doors off.

BEDROOM ONE 13'9 x 8'3 (4.19m x 2.51m)

Upvc double glazed window to rear from which to admire the far reaching views, radiator and built-in two door wardrobe housing the gas combination boiler.

BEDROOM TWO 10'9 x 9'1 (3.28m x 2.77m)

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

BEDROOM THREE 10'9 x 8'4 (3.28m x 2.54m)

Another double bedroom with upvc double glazed window overlooking the rear garden and radiator.

BATHROOM 10'5 x 5'5 (3.18m x 1.65m)

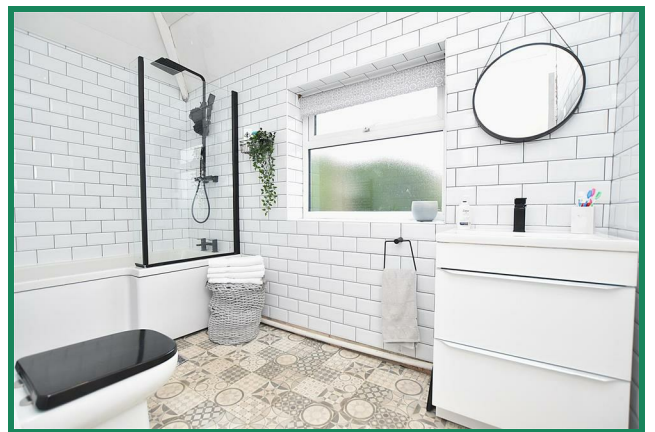
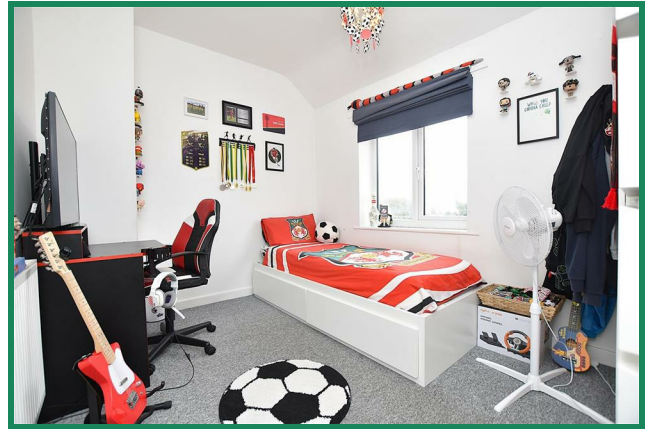
Appointed with a modern white suite of P shaped bath with black mains thermostatic shower with Rainforest style shower head and splash screen, low flush w.c with dual flush, wash basin with black mixer tap and white vanity unit below, heated towel rail, upvc double glazed window, fully tiled walls and radiator.

OUTSIDE

The property is approached along a triple width decorative gravelled driveway providing ample parking and guest parking, EV charging point and raised gravelled flowerbeds. A gated Indian stone paved path leads to the rear patio area providing an excellent outdoor entertaining space, lawned garden, timber decked patio area and access gate to playing field, all of which enjoys a good degree of privacy together with a sunny aspect.

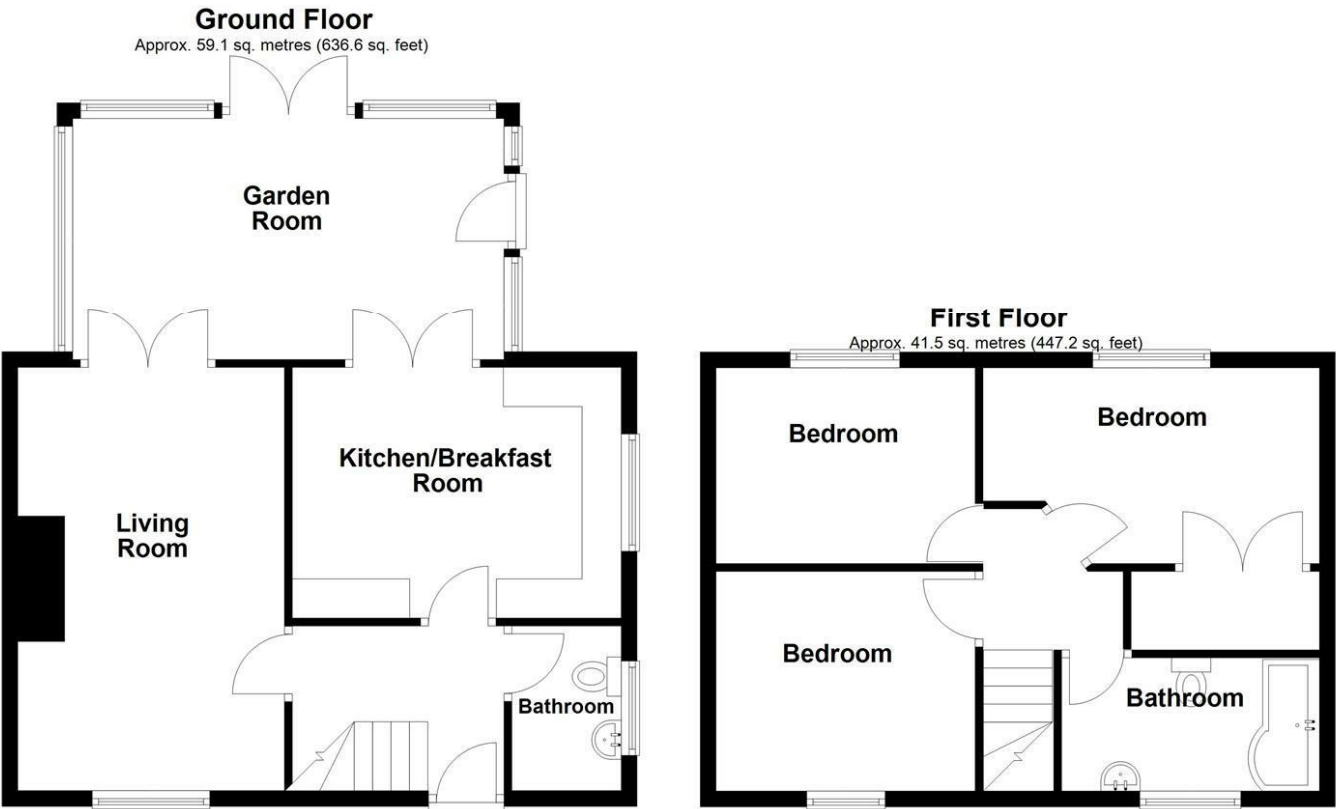
PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.





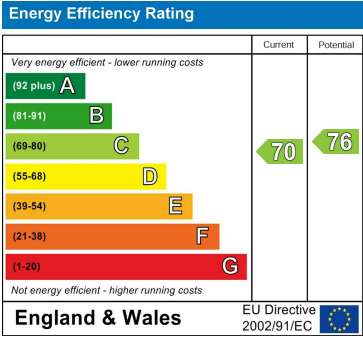
Floor Plan



Area Map



Energy Efficiency Graph



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.