

Wingetts

More than just estate agents



Ty Bryn Middle Road , Coedpoeth, LL11 3TN

Enjoying stunning views across the valley towards the Welsh mountains is this spacious 5 bedroom, 2 bathroom (1 en-suite) detached family home presented in excellent order designed to take full advantage of the impressive setting from the majority of reception rooms. Located on the fringe of the village of Coedpoeth with its good range of amenities including convenient shops, pubs, primary schools and bus service together with picturesque countryside walks. The accommodation is arranged over 3 floors and benefits from gas fired central heating and Upvc double glazing. Briefly comprising an open fronted porch, welcoming hall with high ceiling and useful cloaks cupboard, stairs down to a lower ground floor hall with storage cupboards, spacious lounge with lovely views through wide Upvc double glazed windows and patio doors. Modern fitted kitchen with plenty of store cupboards and space for a breakfast table, garden room, dining room and double bedroom. The ground floor hall gives access to a double bedroom with built in wardrobe and family bathroom with bath and separate shower. The 1st floor landing connects a generously proportioned living room with lovely dual aspect towards the Welsh hills and Shropshire and 3 further bedrooms including a principal bedroom with a modern en-suite shower room. To the front of the property is a drive shared with just 1 other property that leads to the private parking and guest parking, garage, lawned garden. The sunny aspect rear garden is a particular feature due to its fabulous views, lawned area, flowers and low level hedging. Energy Rating - D (68)

Price £450,000

Ty Bryn Middle Road

, Coedpoeth, LL11 3TN



- Spacious detached family home presented in excellent order
- Spacious lounge, modern kitchen/breakfast room
- Five bedrooms (1 en-suite)
- Gardens to front and rear
- Enjoying stunning views across the valley towards the Welsh mountains
- Garden room, dining room
- Private parking and guest parking
- Open fronted porch, welcoming hallway
- Family bathroom
- Garage

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

HALLWAY

LOWER GROUND FLOOR

LOUNGE

17'7 x 11'5 (5.36m x 3.48m)

KITCHEN/BREAKFAST ROOM

14'5 x 11'4 (4.39m x 3.45m)

GARDEN ROOM

12'8 x 8'0 (3.86m x 2.44m)

DINING ROOM

10'0 x 9'8 (3.05m x 2.95m)

BEDROOM

13'4 x 9'9 (4.06m x 2.97m)

GROUND FLOOR BEDROOM

11'9 x 8'8 (3.58m x 2.64m)

BATHROOM

11'5 max x 8'6 (3.48m max x 2.59m)

ON THE FIRST FLOOR

LIVING ROOM

14'6 x 11'6 (4.42m x 3.51m)

PRINCIPAL BEDROOM

14'2 x 11'6 (4.32m x 3.51m)

EN-SUITE

BEDROOM

13'5 x 9'9 (4.09m x 2.97m)

BEDROOM

11'5 x 9'8 (3.48m x 2.95m)

OUTSIDE

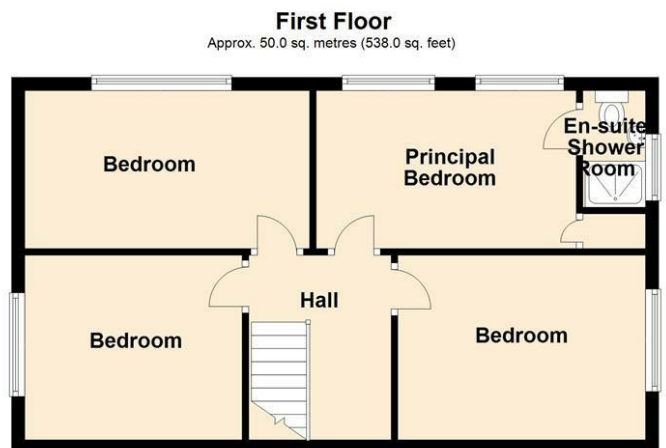
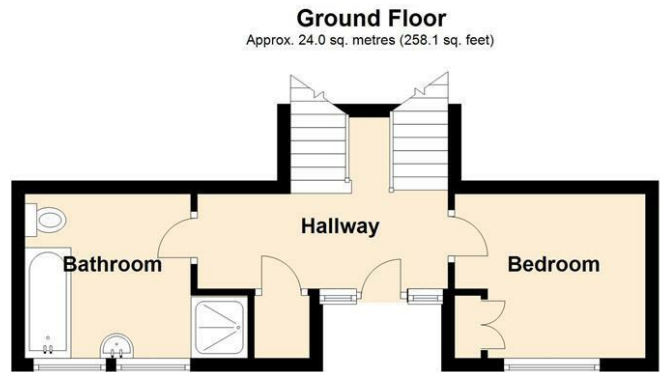
COUNCIL TAX BAND - F



[Directions](#)



Floor Plan



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)	A		79
(81-91)	B		
(69-80)	C	68	
(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	