



## 4 Victoria Road , Coedpoeth, LL11 3SF

A beautifully presented 3 double bedroom home blending character cottage style features with modern day comforts having a private driveway, garage, far reaching views and generous gardens located within the village of Coedpoeth with its excellent range of convenient amenities, frequent bus service, primary schools, doctors and dentists. The accommodation has been well maintained and upgraded and briefly comprises an enclosed porch/sun room, lounge with exposed stone chimney breast with recently installed multi fuel burner and Oak doors, light and airy dining room with Oak floor and well appointed fitted kitchen breakfast room with granite work surface areas and island incorporating a breakfast bar. The 1st floor landing gives access to the 3 double bedrooms and a modern shower room with double width shower. Gas fired central heating and Upvc double glazing. Externally, the private drive provides ample parking and guest parking, detached garage, car port and front garden. To the rear is a decked patio area with access to the mainly lawned garden and vegetable patch. Energy Rating - D (65)

**Price £300,000**

# 4 Victoria Road

, Coedpoeth, LL11 3SF



- A beautifully presented home
- Enclosed porch/sun room
- Three double bedrooms
- Gardens to front and rear
- Located within the village of Coedpoeth
- Lounge, dining room
- Modern shower room
- Enjoying far reaching views
- Kitchen/breakfast room
- Private driveway, garage

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

## ENCLOSED PORCH/SUN ROOM

## LOUNGE

18'2 x 12'6 (5.54m x 3.81m )

## DINING ROOM

19'1 x 8'4 (5.82m x 2.54m )

## KITCHEN/BREAKFAST ROOM

14'3 x 10'4 (4.34m x 3.15m )

## ON THE FIRST FLOOR

## LANDING

## BEDROOM ONE

15'7 max x 10'6 (4.75m max x 3.20m )

## BEDROOM TWO

11'4 x 10'5 (3.45m x 3.18m )

## BEDROOM THREE

10'7 x 8'4 (3.23m x 2.54m )

## SHOWER ROOM

## OUTSIDE

## COUNCIL TAX BAND - C

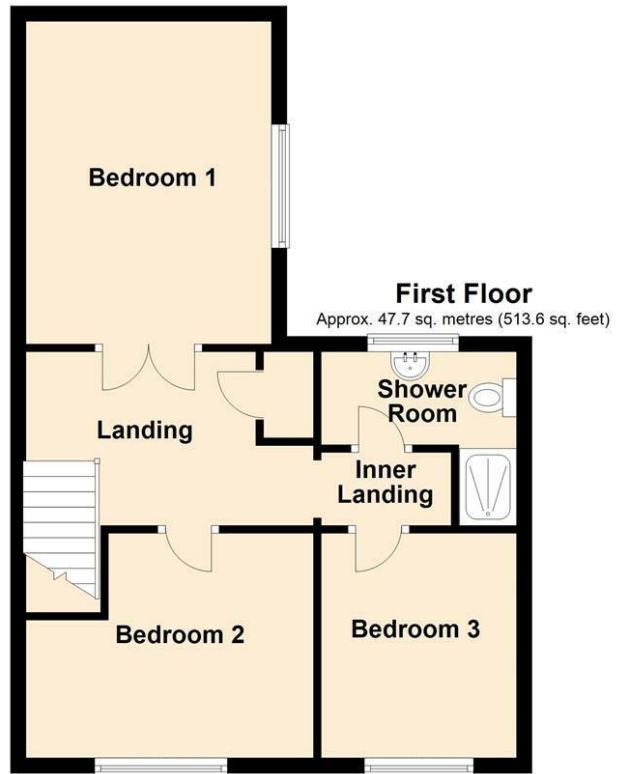


[Directions](#)





# 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	