



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 £275,000

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- 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



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