

BOWEN

PROPERTY SINCE 1862



Offers in the region of £237,500

7 The Paddocks, Coedpoeth,
Wrexham LL11 3NQ

🏠 4 Bedrooms

🚿 1 Bathroom

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General Remarks

Offered for sale with the benefit of NO ONWARD CHAIN, this well-presented four bedroom detached house stands within a fan-shaped plot at the end of a sought-after cul-de-sac in the village. With good sized gardens to the rear and side elevations, the living accommodation briefly comprises an entrance hallway; cloakroom; L-shaped living room; kitchen; utility room; landing; main bedroom with built-in wardrobe; three further bedrooms and a family bathroom with white suite. EPC Rating 46|E.

Location: Coedpoeth is a thriving community which lies on the A525 three miles from Wrexham and ten miles from Ruthin. There are wide-ranging amenities within the village including a choice of Welsh and English speaking Primary Schools, a Public Library, both Dental and Medical Centres and a variety of Shops. The nearest access-point to the A483 town by-pass is about two miles away, from where there is a dual carriageway access to Chester (16 miles) and the motorway network beyond.

Accommodation

On The Ground Floor:

Entrance Hallway: PVCu double glazed door and side panel to the front elevation. Radiator.

Cloakroom: 4' 11" x 2' 5" (1.50m x 0.74m) PVCu double glazed window to the front elevation. Fitted two piece white suite comprising a corner wash hand basin with tiled splash-back and a low level w.c.

Lounge/Diner: 20' 8" x 16' 11" (6.29m x 5.15m) maximum. PVCu double glazed windows to the front and rear elevations. Three radiators.

Kitchen: 10' 11" x 8' 6" (3.34m x 2.58m) PVCu double glazed window to the rear elevation. Wall and base units with complementary work surfaces. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Gas and electric point for cooker. Integral fridge. Radiator. Wall tiling. Laminate flooring.

Utility Room: PVCu double glazed door to the side elevation. PVCu double glazed window to the rear elevation. Wall units. Plumbing for washing machine. Space for fridge freezer. Laminate flooring. Cupboard housing a "Potterton Profile" boiler.

On The First Floor:

Landing: Attic hatch. Airing cupboard.

Bedroom 1: 13' 8" x 10' 0" (4.17m x 3.04m) PVCu double glazed window to the front elevation. Radiator. Built-in wardrobe.

Bedroom 2: 12' 3" x 8' 7" (3.74m x 2.61m) PVCu double glazed window to the front elevation. Radiator. Built-in storage.

Bedroom 3: 9' 7" x 8' 5" (2.91m x 2.56m) PVCu double glazed window to the rear elevation. Radiator. Built-in wardrobe.

Bedroom 4: 8' 6" x 8' 5" (2.58m x 2.56m) PVCu double glazed window to the rear elevation. Radiator.

Bathroom: 7' 2" x 5' 7" (2.19m x 1.69m) PVCu double glazed window to the rear elevation. White three piece suite comprising a panelled bath, low level w.c. and pedestal wash hand basin. Radiator. Fully tiled walls. Tiled floor.

Outside: Externally there is a driveway to the front of the property providing Off-Road Parking leading up to the Integral Single Garage. The rear garden has been paved for ease of maintenance but there is a good-sized garden to the side of the property which has been laid to lawn.



Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Potterton Profile" gas-fired boiler situated in the Utility Room.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Agents Note: The vendor of the property is a relative of a member of staff at Bowen.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "E".

Directions: For satellite navigation purposes use the LL11 3NQ. Leave Wrexham on the A525 Ruthin Road passing over the A483 dual carriageway and ascending the hill into the village of Coedpoeth. Upon entering the village take the fourth turning on the right into The Paddocks and the property is right in front of you at the end of the cul-de-sac.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.