

BOWEN

PROPERTY SINCE 1862



Asking Price £230,000

🏠 2 Bedrooms 🚿 1 Bathroom

Normaree, 5 Bryn Siriol, Coedpoeth,
Wrexham LL11 3PZ

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General Remarks

Located within a sought after residential development in the village of Coedpoeth, this two bedroom link detached bungalow stands within a good sized plot and the rear garden enjoys a good degree of privacy. With two double bedrooms, the living accommodation has double glazed windows throughout and also benefits from a modern style combination boiler. Offered for sale with NO ONWARD CHAIN, the property briefly comprises an entrance hallway; spacious lounge/diner with french doors leading out to the rear garden; kitchen; side porch; two double bedrooms and a bathroom complete with a white suite. An early viewing is advised. EPC Rating - 64|D.

Location: The village of Coedpoeth is less than three miles from Wrexham and only a mile from the nearest access onto the A483. There are a wide range of village amenities including a choice of Welsh and English speaking Primary Schools, a Public Library, both Dental and Medical Centres and a variety of Shops and Pubs.

Accommodation

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

Lounge/Diner: 21' 4" x 12' 3" (6.50m x 3.73m) maximum. PVCu double glazed window and French doors to the rear elevation. Two radiators. Gas fire with feature surround. Coved ceiling.

Kitchen: 12' 0" x 8' 3" (3.66m x 2.51m) PVCu double glazed door and window to the side elevation. Wall and base units with complementary work surfaces. One-and-a-half-bowl sink and drainer unit with mixer tap. Gas point for cooker. Space for fridge freezer. Radiator. Wall tiling. Wood-effect flooring. "Ideal Logic Combi C30" combination boiler.

Side Porch: 9' 2" x 2' 6" (2.80m x 0.75m) PVCu double glazed windows to the front and side elevations. PVCu double glazed window to the rear elevation. Tiled floor.

Bedroom 1: 11' 11" x 9' 5" (3.64m x 2.88m) PVCu double glazed window to the front elevation. Radiator.

Bedroom 2: 12' 8" x 11' 2" (3.85m x 3.40m) maximum. PVCu double glazed window to the front elevation. Radiator.

Bathroom: 8' 2" x 6' 2" (2.50m x 1.88m) PVCu double glazed window to the side elevation. Three piece white suite comprising a panelled bath, pedestal wash hand and low level w.c. Radiator. Wall tiling. Storage cupboard.

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.



Outside: Externally there is a lawned garden to the front of the property along with a block paved driveway, which provides Off-Road Parking leading up to the Single Garage. The rear garden, which is a really good size, combines a paved Patio with a further lawned section interspersed by mature trees and shrubs.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Ideal Logic C30" combination boiler situated in the Kitchen.

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

Viewing: By prior appointment with the Agents.

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

Directions: For satellite navigation purposes use the post code LL11 3PZ. Leave Wrexham on the A525 in the direction of Ruthin. On entering Coedpoeth continue up the hill and through the village centre. Take a right-hand turning opposite the Asda Express into Heol Caradoc and then the first left into Greengate Farm and then right into Bryn Siriol, when the property will be observed after a short distance on the right-hand side of the road.

Ground Floor
Approx. 81.3 sq. metres (874.7 sq. feet)

