

# BOWEN

PROPERTY SINCE 1862



Asking Price £340,000

3 Bedrooms 2 Bathrooms

13 Heol Offa, Coedpoeth,  
Wrexham LL11 3EN

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## General Remarks

Standing within a good sized level plot, this spacious three double bedroom link-detached house occupies an enviable position on the fringes of the village with open countryside virtually on the doorstep. The property was substantially extended many years ago and now boasts two large reception rooms together with a kitchen/diner. The property is ready to move straight into but does offer potential buyers the opportunity to modernise the interior to their own personal tastes. Internally the property briefly comprises an entrance hallway; downstairs shower room; home office; living room; sitting room; kitchen/diner; landing; main bedroom; two further sizeable double bedrooms and a family bathroom. Viewing advised. EPC Rating – 65|D.

**Location:** Located on the fringes of the village less than three miles from Wrexham and only a mile from the nearest access onto the A483. Wide-ranging village amenities include a choice of Welsh and English speaking Primary Schools, a Public Library, both Dental and Medical Centres and a variety of Shops and Pubs.



BOWEN

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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.

## Accommodation

### On The Ground Floor:

**Entrance Hallway:** Double glazed window and door to the front elevation. Double glazed window to the side elevation. Radiator.

**Downstairs Shower Room:** 8' 11" x 5' 5" (2.71m x 1.65m) Double glazed window to the front elevation. Three piece suite comprising a shower cubicle, low level w.c. and pedestal wash hand basin. Fully tiled walls. Tiled floor. Radiator.

**Home Office:** 8' 10" x 4' 10" (2.69m x 1.47m) Wood-effect double glazed window to the side elevation. Radiator.

**Sitting Room:** 14' 11" x 13' 11" (4.55m x 4.23m) Double glazed window to the front elevation. Radiator. Feature fire surround. Coved ceiling.

**Living Room:** 17' 7" x 11' 11" (5.37m x 3.64m) Wood-effect double glazed patio doors to the side elevation. Wood-effect double glazed window to the rear elevation. Two radiators. Coved ceiling.

**Kitchen/Diner:** 16' 1" x 12' 1" (4.91m x 3.69m) Wood-effect double glazed window to the rear elevation. Wooden door to the rear elevation. Wall and base units with complementary wood-effect work surfaces. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Gas point for cooker. Cooker hood. Plumbing for washing machine. Wall tiling. Tiled floor. Radiator. Beamed ceiling. "Worcester" combination boiler.

**Rear Porch:** Wood-effect double glazed window and door to the rear elevation.

### On The First Floor:

**Landing:** Double glazed window to the front elevation. Radiator.

**Bedroom 1:** 17' 7" x 12' 1" (5.37m x 3.68m) Wood-effect double glazed windows to the rear and side elevations. Radiator.

**Bedroom 2:** 16' 7" x 12' 5" (5.05m x 3.79m) Two wood-effect double glazed windows to the rear elevation. Radiator. Built-in wardrobe. Attic hatch.

**Bedroom 3:** 15' 1" x 13' 11" (4.60m x 4.25m) Double glazed window to the front elevation. Radiator.

**Bathroom:** 10' 9" x 8' 11" (3.28m x 2.72m) Double glazed window to the front elevation. Four piece suite comprising a corner bath, low level w.c., pedestal wash hand basin and bidet. Radiator. Wood-effect flooring. Wall tiling. Attic hatch. Storage cupboard.

**Outside:** Externally there is a good sized driveway to the front of the property providing ample Off-Road Parking leading up to the Detached Garage. The main garden can also be found to the front of the property and is predominantly laid to lawn with mature trees and established borders. The side garden enjoys an excellent degree of privacy and has been paved for ease of maintenance. The rear garden has been gravelled and is interspersed with various planted shrubs.









**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired 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 "E".

**Directions:** For satellite navigation purposes use the Post Code LL11 3EN. Leave Wrexham on the A525 Ruthin Road continuing for approximately three miles until entering the village speed matrix. Take the first turning on the right into Heol Offa and the property is the first house on the right-hand side of the road.

Start your property  
journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

## Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

**Ground Floor**  
Approx. 99.5 sq. metres (1071.4 sq. feet)



**First Floor**  
Approx. 73.6 sq. metres (792.0 sq. feet)





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