

# BOWEN

PROPERTY SINCE 1862



Asking Price £210,000

17 Bryn Siriol, Coedpoeth,  
Wrexham LL11 3PZ

🏠 2 Bedrooms

🚿 1 Bathroom



## 17 Bryn Siriol, Coedpoeth, Wrexham LL11 3PZ

---



### General Remarks

NO CHAIN - A link detached two bedroom bungalow requiring refurbishment in a convenient location on level ground off Ruthin Road, less than half a mile from the centre of this popular village and its wide ranging amenities.

**Location:** The property stands amidst established residential surroundings about a quarter of a mile from the centre of the village. Coedpoeth lies on the A525 Wrexham (3 miles) to Ruthin (10 miles) Road. Wide ranging amenities include 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 onto the A483 is two miles away, from where there is dual carriageway to Chester (12 miles) and the motorway network.



### Accommodation

**Entrance Hall:** Loft access-point. Radiator. Approached through a part glazed PVCu framed door.

**Constructed:** of brick-faced and cement rendered external elevations beneath a tiled roof.

**Lounge/Diner:** 21' 4" x 12' 2" (6.50m x 3.71m) and 7' 11" (2.41m). Open tiled fireplace. Two radiators. Deep coved ceiling with two pendant light points. Two windows overlooking the rear garden.

**Kitchen:** 12' 3" x 8' 2" (3.73m x 2.49m) Fitted modern cream-toned laminate fronted units including a single drainer stainless steel sink inset into a range of three-doored base units and one pull-out larder. Separate two single base units and one drawer pack with an inset ceramic hob and chimney-style filter hood above. Adjoining integrated fridge and separate freezer. Radiator. Part double glazed PVCu framed external door. Three suspended wall cabinets. Matching cupboard accommodating the "Worcester" combination gas-fired boiler.

## Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage



**Bedroom 1:** 12' 0" x 9' 6" (3.65m x 2.89m) including fitted wardrobes. Radiator.

**Bedroom 2:** 11' 2" x 12' 9" (3.40m x 3.88m) maximum. Radiator.

**Bathroom:** 8' 2" x 6' 2" (2.49m x 1.88m) Fitted with the original three piece primrose shaded suite comprising a panelled bath with mixer tap attachment, pedestal wash hand basin and low level w.c. Half tiled walls. Corner linen cupboard with radiator.

**Outside:** A patterned coloured concreted drive leads to the Attached Garage 4.79m x 2.52m fitted with double PVCu doors. Grassed front garden with specimen shrub surrounds. Pedestrian side pathway, with outside tap and light, opening to the rear where there is again an area of mainly grassed garden with shrubbery borders and a slate covered Seating Area. Timber Shed. There is "horsetail weed" in the garden.



**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester" combination gas-fired boiler concealed within the kitchen units.

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

**Viewing:** By prior appointment with the Agents.

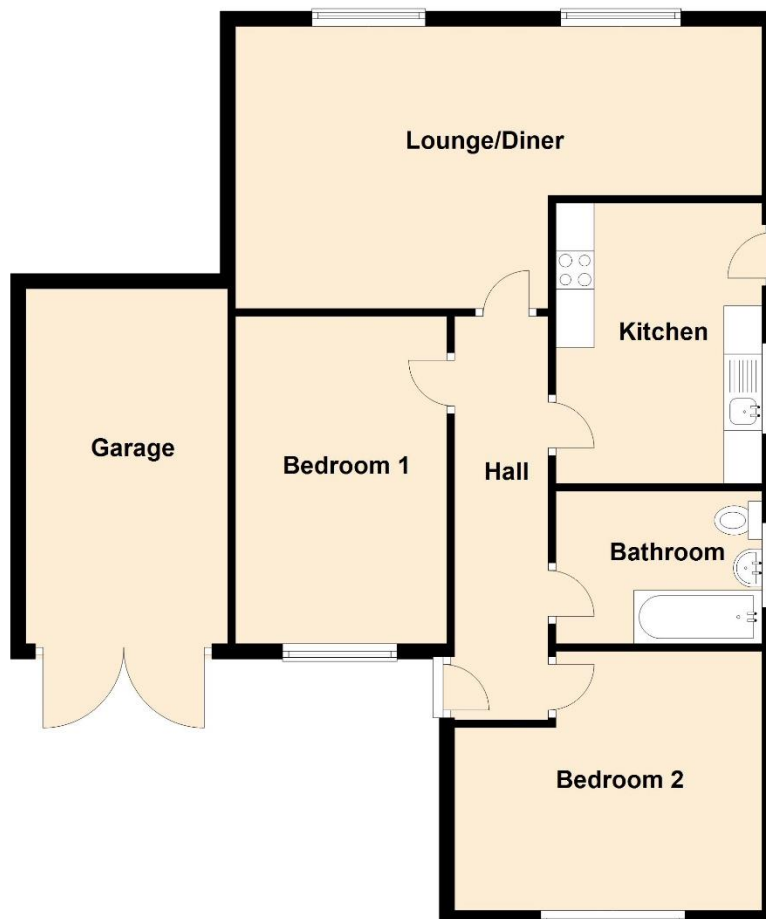
**EPC:** EPC Rating – 60|D.

**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. Turn right opposite the Asda Express into Heol Caradoc and then the first left into Greengate Farm. First right into Bryn Siriol, when the property will be observed after a short distance on the left-hand side of the road.

## Ground Floor

Approx. 82.6 sq. metres (889.5 sq. feet)



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.

BOWEN

SINCE 1862

1 King Street Wrexham LL11 1HF

01978 340000 | [bowen.uk.com](http://bowen.uk.com) | [wrexhamsales@bowen.uk.com](mailto:wrexhamsales@bowen.uk.com)

