

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £225,000

🏠 3 Bedrooms    🚿 1 Bathroom

Sharwyn, School Lane, Coedpoeth,  
Wrexham LL11 3NT



## Sharwyn, School Lane, Coedpoeth, Wrexham LL11 3NT

### General Remarks

An individual 1970's detached three bedroom bungalow occupying a cul-de-sac location close to the heart of this popular village and its wide-ranging amenities.

This detached bungalow was constructed in the early 1970's and comprises an enclosed porch; L-shaped hall; 20' lounge with glimpses of open countryside and the Pen Llyn Mountain; breakfast kitchen; side utility porch; three bedrooms and a bathroom. Outside there is space to all sides. The frontage is divided by a tall fence to provide a lawned garden and double width drive leading to a detached brick built garage. To one side there is a flagged patio with lawned garden at the rear extending to the other side. The bungalow is gas centrally heated from a modern "British Gas" boiler and PVCu double glazing, fascias and soffits are installed. Some further works of updating, mainly cosmetic, may be considered desirable.



**Location:** The property stands at the head of a quiet cul-de-sac close to the centre of the village. It enjoys glimpses of open countryside and the Pen Llyn Mountain to the rear. 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.

**Constructed** of brick-faced external cavity walls with cement rendered relief panel to the front elevation beneath a concrete tile-clad roof.

#### Accommodation

**Enclosed Porch:** 4' 6" x 2' 5" (1.37m x 0.74m)  
Approached through a PVCu framed door with double glazed side reveal.

**L-Shaped Hall:** 11' 8" x 8' 4" (3.55m x 2.54m) and 11' 3" x 2' 8" (3.42m x 0.81m). Loft access-point. Radiator. Double-doored cloaks cupboard. Airing cupboard.

**Bedroom 3:** 9' 5" x 8' 9" (2.87m x 2.66m) Radiator.

**Bathroom:** 5' 11" x 5' 11" (1.80m x 1.80m) Fitted three piece white suite comprising a panelled bath with a "Triton" electric shower above, pedestal wash hand basin and close coupled dual flush w.c. Fully tiled walls. Radiator.

**Bedroom 2:** 10' 8" x 10' 6" (3.25m x 3.20m) Radiator.

**Bedroom 1:** 13' 10" x 9' 11" (4.21m x 3.02m) Radiator.

**Lounge:** 20' 0" x 11' 10" (6.09m x 3.60m) Radiator. Two pendant light points. Glimpses of views to the rear.

**Breakfast Kitchen:** 15' 8" x 9' 8" (4.77m x 2.94m) Fitted ranges of light oak effect laminate fronted units including a single drainer one-and-a-half-bowl stainless steel sink inset into a total of six-doored base cabinets (including one corner cupboard) and two drawer packs with extended work surfaces, beneath which there is plumbing for a washing machine and a wall mounted "British Gas" gas-fired boiler. Matching ranges of thirteen-doored suspended wall cabinets and a tall unit with housing for an upright fridge/freezer. Extractor fan. Tiled surrounds to working areas. Gas cooker point.

**Side Utility Porch:** 8' 6" x 4' 4" (2.59m x 1.32m)  
Part double glazed PVCu framed external door and matching windows to two sides.

**Note:** Certain fitted floor and window coverings are to be included at the sale price.

**Outside:** The front garden area is sub-divided by a high timber fence to form a double-width tarmac drive leading to a detached brick-built Single Garage 16'2" x 8'6" fitted with an electric roller door, electric light and power point.















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

**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 until turning right onto Smithy Road immediately before the Dant Y Coed Dental Centre. At the brow of the hill turn first left into Heol Hyfrydle then immediately right onto the narrow School Lane. "Sharwyn" will be seen at the head of the cul-de-sac on the right.

To the side of the garage there is a flagged Patio Area leading onto full-width lawns at the rear with corner Decking which extends around to the other side and eventually to the front, where there is a central shrubbery border. Timber Shed. Outside tap and lighting.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "British Gas" boiler situated beneath a

work-top in the Kitchen. The solar panels on the property provide subsidised electricity. The air space above the south-facing roof is subject to a 25 year lease from the 20th May 2015.

**Tenure:** Freehold. Vacant Possession on Completion.

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

**EPC:** EPC Rating - 81|B.

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## Ground Floor

Approx. 98.5 sq. metres (1060.2 sq. feet)



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