



BOWEN
PROPERTY SINCE 1862

Guide Price £255,000

3 Bedrooms 1 Bathroom

26 Prospect Drive, Coedpoeth,
Wrexham LL11 3PE

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General Remarks

Situated in an elevated position at the head of a cul-de-sac, this modern three-bedroom semi-detached property has benefitted from works of extension including a two storey addition to the front and with a single storey to the side. The property has a double-width parking driveway and brick garage and a landscaped rear garden with ornamental fish pool. The interior accommodation has a loft room conversion and is double glazed and centrally heated. Viewing recommended.

Accommodation

On The Ground Floor:

Entrance Hall: 5' 7" x 5' 0" (1.69m x 1.52m) Approached through a double glazed and lead-lighted door. Feature double glazed arched window. Tiling to floor. Radiator. Intruder alarm control.

Cloakroom: Fitted with a two piece white suite comprising a close flush w.c. and vanity wash hand basin. Half tiling to walls. Tiling to floor.

Inner Hallway: 4' 11" x 4' 4" (1.50m x 1.33m) Radiator. Smoke alarm. Stairs off.



Living Room: 14' 1" x 12' 6" (4.28m x 3.81m) Recessed fireplace with timber surround having centrally fitted cast-iron multi-fuel burning stove. Corniced finish to ceiling. Radiator. Double glazing to bay window. Television aerial point. Open plan aspect to:

Dining Room: 8' 11" x 8' 3" (2.71m x 2.52m) Double glazed French doors to rear Deck. Corniced finish to ceiling.

Kitchen Area 1: 14' 1" x 8' 4" (4.29m x 2.54m) Fitted with a range of white panel-fronted units set beneath laminate polished granite-effect topped work surfaces comprising composite single drainer sink unit with monobloc mixer tap attachment set into a range of base storage cupboards with matching suspended wall cabinets. Built-in electric oven and grill with four-ring halogen hob and stainless steel finished cooker hood above. Tiling to work areas. Double glazed windows. Radiator. Open shelving. Understairs storage cupboard off having a wall mounted gas-fired combination-type central heating boiler.

Kitchen Area 2: 9' 9" x 7' 2" (2.98m x 2.18m) Fitted with matching ranges of wall and base units having base cabinets set beneath matching laminate polished granite-effect topped work surfaces. Two drawer packs. Space for double "American" style refrigerator. Radiator. Double glazed window. Open shelving. Double glazed back door.

On The First Floor:

Landing: 0' 0" x 10' 6" (0m x 3.21m) Built-in airing cupboard containing fitted shelving. Large loft access-point with fitted drop-down ladder to:

Loft Room: 17' 9" x 10' 6" (5.40m x 3.21m) Approached via a ladder. The roof space is fully boarded having light and power and "Velux"-style roof light.

Bedroom 1: 11' 10" x 10' 9" (3.60m x 3.27m) Double glazed window. Radiator. Dimmer control lighting.

Bedroom 2: 11' 10" x 9' 5" (3.60m x 2.88m) Double glazed window. Television aerial point. Radiator. Fitted range of full-length four-doored wardrobes containing having rail and fitted shelving having blanket cupboards above.

Bedroom 3: 13' 3" x 7' 1" (4.04m x 2.15m) including extended portion and fitted with a range of four-doored wardrobes having blanket cupboards above. Double glazed window. Radiator. Dimmer control lighting.

Bathroom: 7' 1" x 5' 5" (2.17m x 1.66m) Fitted with a three piece white suite comprising close flush w.c., pedestal wash hand basin and panelled bath with shower above having deluge head from chrome finished mixer tap attachment. Radiator. Two-tone tiling to walls. Double glazed window.

Outside: To the front elevation the property is approached via a double width Parking Forecourt, which is flanked by a lawned garden bounded by mature hedging. The driveway leads to a detached brick-built Garage fitted with up and over door together with electric light and power. There are steps leading up to the front door and a secure gate to a further yard area at the side. At the rear there is a Covered Seating Area outside of the French doors from the Dining Room with steps leading to a raised decked garden having raised ornamental fish pool beyond. The fish pool has a full filtration system. Surrounding the pool there are low maintenance gravel beds with raised planting behind and steps leading to a second terrace with timber Pergola and timber Store Shed.

Services: Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by the gas-fired combination-type boiler situated in the Kitchen Area.









Tenure: Freehold. Vacant Possession upon Completion.

Viewing: By prior appointment with the Agents.

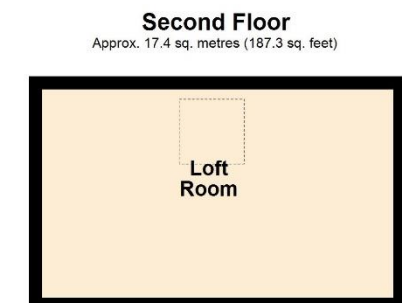
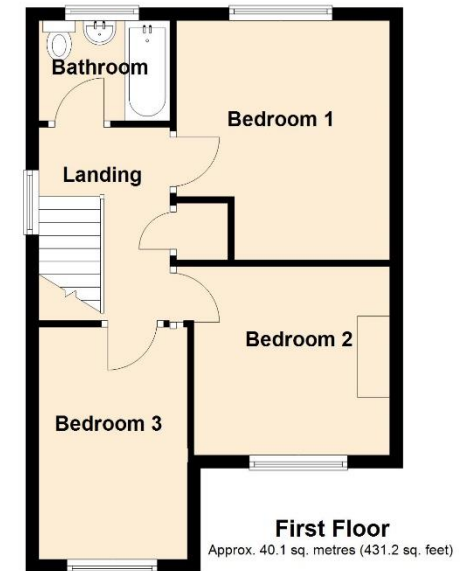
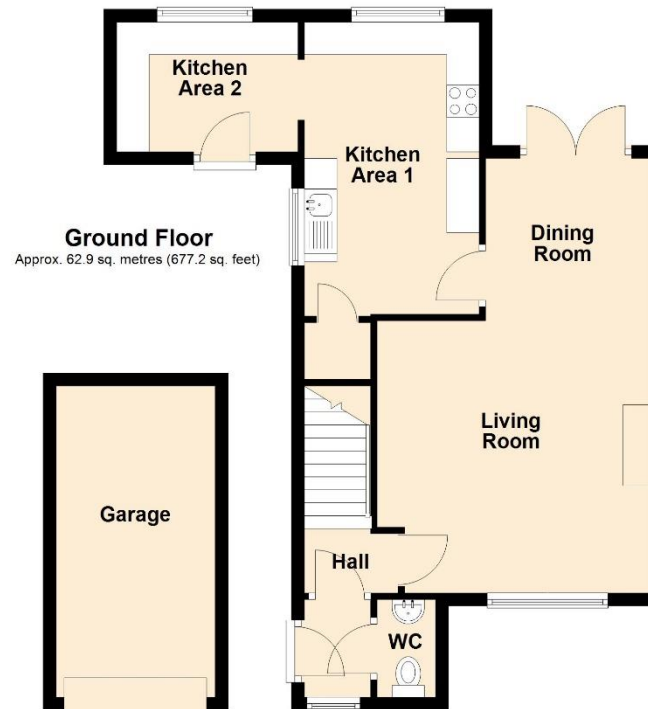
EPC: EPC Rating – 52|E.

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

Directions: Leave Wrexham on the A525 Ruthin Road continuing over the A483 dual carriageway ascending the hill into Coedpoeth. After passing into the village pass through the speed camera zone taking the next turning right onto Smithy Road. Pass over the brow of the hill continuing ahead until eventually taking the right-hand turning into Prospect Drive. Descend the hill and bear to the right and continue until the property is observed towards the head of the cul-de-sac on the right-hand side.

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