



BOWEN

PROPERTY SINCE 1862

Asking Price £225,000

🏠 2 Bedrooms 🚿 1 Bathroom

Quosquo, Heol Caradoc, Coedpoeth,
Wrexham LL11 3PS

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General Remarks

A two bedroom detached bungalow occupying a corner plot and having driveway and workshop/garage. Located within the popular residential village of Coedpoeth with its wide-ranging amenities. Viewing recommended.

Accommodation

Entrance Porch: Quarry tiled floor. PVCu glazed door and glazed panel to side. Glazed internal door to Hallway. Cupboard housing the gas meter.

Hallway: Engineered wood flooring. Ceiling spot-lights. Loft access. Radiator. Cupboard housing the "Worcester Bosch" gas central heating boiler.



Lounge: 13' 3" x 9' 3" (4.04m x 2.83m)
Engineered wood flooring. Decorative coving. Ceiling light fitting. Power points. Double glazed window. Television aerial point. Radiator. Multi-fuel burner set onto a tiled hearth.

Conservatory: 10' 7" x 9' 6" (3.23m x 2.90m) Engineered wood flooring. Radiator. Ceiling fan and light. Power points. Double opening French doors leading out onto the Terraced Seating Area.

Kitchen: 13' 3" x 12' 4" (4.05m x 3.76m)
Comprising a range of light cream shaker-style wall and base units with drawer-stack and integrated wine-rack. Laminate work-top surfaces. Tiled splash-back. One-and-a-half-bowl stainless steel sink unit with draining-board. Two double glazed windows. Tiled flooring. Double glazed PVCu door to side garden. Radiator. Two ceiling light fittings. Integrated four-ring "SMEG" gas hob with an extractor hood over. Integrated "Indesit" electric fan oven. Space for a tall fridge/freezer. Power points. Plumbing and space for a washing machine. Space for a breakfast table.

Bedroom 1: 10' 2" x 9' 11" (3.09m x 3.03m) Fitted carpet. Double glazed window. Power points. Ceiling light fitting. Radiator.

Bedroom 2: 10' 2" x 9' 9" (3.10m x 2.98m) Engineered wood flooring. Double glazed window. Power points. Ceiling light fitting. Radiator.

Bathroom: 10' 5" x 7' 0" (3.18m x 2.13m) Comprising a three piece white bathroom suite to include corner bath with chrome taps and electric "Triton Zenica" shower over, low level w.c. and a semi-pedestal wash hand basin. Tiled flooring. Part tiled walls. Double glazed window. Ceiling spot-lights. Fitted towel rail.

Workshop and Garage: 21' 9" x 12' 10" (6.63m x 3.90m) With power and lighting. Timber doors to front and side. Two single glazed windows.

Outside: Lawned gardens to front and side with mix of hedged and fenced boundaries. Paved Terraced Seating Area accessed from the Conservatory. Rear garden is low-maintenance and paved with a raised Seating Area. Gated side access to front.









Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester Bosch" gas-fired boiler situated in the cupboard in the Hallway.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 61|D.

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

Directions: For satellite navigation purposes use the post code LL11 3PS. 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. Continue past Willow Road and the bungalow will be seen on the left-hand side. Recommend parking on Willow Road for viewings.

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