

BOWEN

PROPERTY SINCE 1862



Asking Price £410,000

3 Bedrooms 2 Bathrooms

Trealau, Heol Maelor, Coedpoeth,
Wrexham LL11 3LS

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General Remarks

Occupying an elevated position, this three double bedroom chapel has been skilfully converted into a grand family home with numerous spacious rooms including the living room and the kitchen/diner. The living accommodation still retains a wealth of character features which seamlessly sit alongside various high quality modern fixtures and fittings such as the kitchen units and both the en-suite and family bathroom. Beautifully presented throughout, the living accommodation briefly comprises an entrance hallway, snug, home office, living room, kitchen/diner, utility room, downstairs w.c., landing, main bedroom with en-suite bathroom, two further double bedrooms and a family bathroom complete with a white four piece suite. In summary, a cracking family home and an early viewing comes highly recommended.



Accommodation

On The Ground Floor:

Entrance Hallway: Composite door to the front elevation. Radiator. Laminate flooring.

Snug: 11' 10" x 9' 7" (3.61m x 2.93m) Double glazed window to the front elevation. Two double glazed windows to the side elevation. Radiator.

Home Office: 11' 1" x 8' 4" (3.39m x 2.54m) Double glazed window to the front elevation. Two double glazed windows to the side elevation. Radiator.

Living Room: 22' 8" x 17' 2" (6.90m x 5.23m) Four double glazed windows to the side elevation. Three radiators. Gas fire with feature surround. Understairs storage cupboard.

Kitchen Diner: 26' 3" x 11' 1" (7.99m x 3.38m) Four double glazed windows to the side 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. Space for range-style cooker. Cooker hood. Space for American-style fridge freezer. Plumbing for dishwasher. Wall tiling. Radiator.

Utility Room: 11' 0" x 8' 9" (3.35m x 2.67m) Composite door to the rear elevation. Double glazed window to the rear elevation. Base units with complementary wood-effect work surfaces. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Plumbing for washing machine. Space for tumble dryer. Wall tiling. Radiator.

Downstairs WC: Double glazed window to the side elevation. White two piece suite comprising a low level w.c. and wash hand basin. Radiator. Walk-in storage cupboard housing a "Worcester" combination boiler.

On The First Floor:

Landing: Attic hatch.

Bedroom 1: 17' 2" x 10' 2" (5.23m x 3.11m) Double glazed window to the rear elevation. Radiator. Built-in wardrobe.

En-Suite Bathroom: 11' 0" x 10' 0" (3.36m x 3.04m) Double glazed sky-light to the side elevation. White four piece suite comprising a panelled bath, shower cubicle, low level w.c. and wash hand basin. Heated towel rail.

Bedroom 2: 21' 0" x 13' 7" (6.39m x 4.15m) Double glazed window to the front elevation. Radiator. Built-in wardrobe.

Bedroom 3: 15' 1" x 14' 5" (4.59m x 4.39m) Double glazed window to the front elevation. Radiator. Built-in wardrobe.

Bathroom: 10' 0" x 8' 9" (3.05m x 2.66m) Double glazed sky-light to the side elevation. White four piece suite comprising a panelled bath, shower cubicle, pedestal wash hand basin and low level w.c. Heated towel rail.

Outside: Externally there is a driveway to the front of the property providing Off-Road Parking.









The enclosed rear garden is a good size and combines a Patio Area with a lawned garden flanked by mature plants and fruit trees. There is also a wooden Outbuilding and a further lawned section to the side.

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 a cupboard off the Downstairs WC.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 76|C.

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

Directions: For satellite navigation purposes use the post code LL11 3LS. Leave Wrexham on the A525 Ruthin Road passing over the A483 dual carriageway and ascending the hill into the village of Coedpoeth. Upon entering the village pass a speed camera and a Primary School and the property will be the next property on the left-hand side of the road.

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