

BOWEN

PROPERTY SINCE 1862



Offers in the region of £145,000

61 Heol Bryniog, Coedpoeth,
Wrexham LL11 3HW

🛏 2 Bedrooms

🚿 1 Bathroom

61 Heol Bryniog, Coedpoeth, Wrexham LL11 3HW



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General Remarks

NO CHAIN - A double fronted two reception room / two double bedroom terraced property with modern fittings in a convenient village location with glimpses of open countryside.

This very tidily presented double fronted terraced property comprises a canopy porch, through 16' lounge with French windows to the rear garden, separate dining room, breakfast kitchen fitted with modern cream toned units, electric oven and gas hob. First floor landing to two double bedrooms and a shower room. The house is gas centrally heated from a "Worcester" combi boiler and PVCu framed double glazing is fitted throughout. Low maintenance gravel covered garden areas to both front and rear with pedestrian rear access from a communal parking area.

Location: The property occupies a pleasant position elevated above from the road frontage and enjoys glimpses, particularly from the bedrooms, between the neighbouring properties towards open countryside and Hope Mountain. 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 beneath a tiled roof.

Accommodation

On The Ground Floor:

Canopy Porch: Part glazed PVCu framed door to:

Entrance Hall: 4' 9" x 2' 7" (1.45m x 0.79m) BT broadband point.

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.

Through Lounge: 16' 0" x 10' 4" (4.87m x 3.15m)

Enclosed living flame coal-effect gas fire to a marbled and painted timber surround. Coved ceiling. French windows to the rear garden. Five double power points. Television and satellite aerial points. Radiator. Dado rail. Smoke alarm.

Dining Room: 10' 3" x 7' 1" (3.12m x 2.16m)

maximum. Two double and one quadruple power points. Dado rail. Radiator. Coved ceiling.

Breakfast Kitchen: 13' 9" x 8' 4" (4.19m x 2.54m)

Fitted with modern cream toned units including an inset single drainer stainless steel sink set into a

range of five-doored base units (including two corner cabinets); one drawer pack and extended work surfaces, beneath which there is a built-under electric oven and space for a washing machine. Separate work surface/breakfast bar. Inset gas hob with a ceramic backing set between two suspended double wall cabinets. Four double power points and electric cooker point exposed with concealed spurs for appliances. Part double glazed PVCu framed external door. High level electricity meter cupboard. Radiator.

On The First Floor:

Landing: 6' 11" x 5' 8" (2.11m x 1.73m) Loft access-point. Radiator. Smoke alarm.





Bedroom 1: 16' 0" x 10' 5" (4.87m x 3.17m) Windows to front and rear. Television aerial point. Five double power points.

Bedroom 2: 10' 5" x 10' 0" (3.17m x 3.05m) Radiator. Three double power points. Boiler cupboard over-stairs accommodating a wall mounted "Worcester" combination gas-fired unit.

Shower Room: 6' 5" x 5' 7" (1.95m x 1.70m) Fitted three piece white suite comprising a pedestal wash hand basin with monobloc mixer tap attachment, close coupled w.c. and quadrant corner shower tray with screen enclosure and mains thermostatic shower fitting. Radiator. Extractor fan. Part tiled walls.

Outside: Low maintenance gravelled covered front garden with central pedestrian pathway. Decked and concreted rear Patio leading on to a low maintenance gravel covered garden area enclosed by vertical timber boarded fencing with a pedestrian gate to a communal Parking Area at the rear.

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 situated in a cupboard off the Second Bedroom. The property is wired for a BT telephone system.

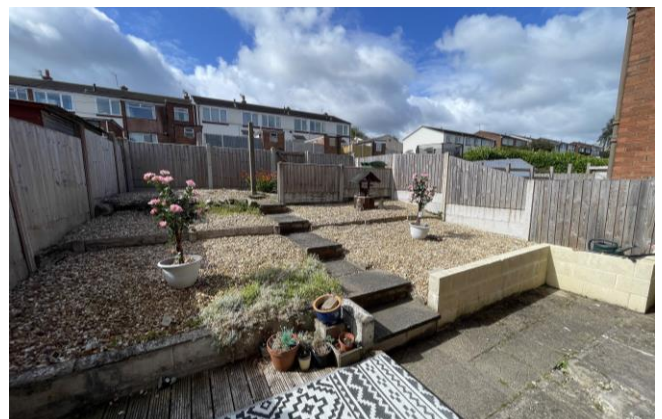
Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 69|C.

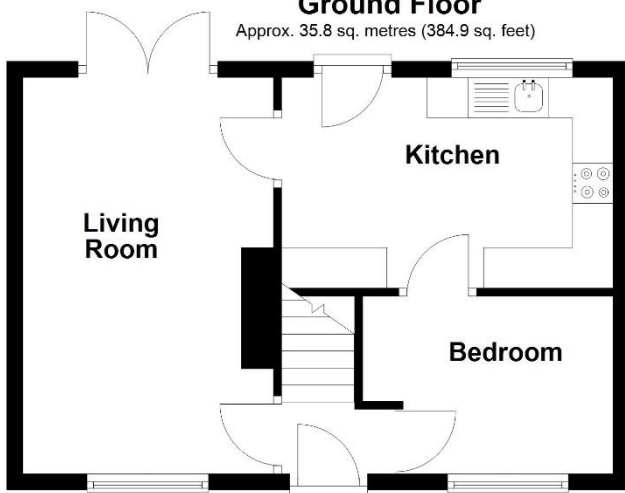
Council Tax Band: The property is valued in Band "C".

Directions: For satellite navigation use the post code LL11 3HW. From Wrexham proceed on the A525 Ruthin Road continuing for a distance of approximately two miles until eventually entering the speed restriction signs and then turn immediately right onto Heol Offa. Continue to the next 'T' junction with Talwrn Road at which turn left. Take the second left into Heol Y Fro. At the next 'T' junction in front of the 'Sunshine Takeaway' turn right and then continue around a long left-hand bend when the property will be observed on the right.



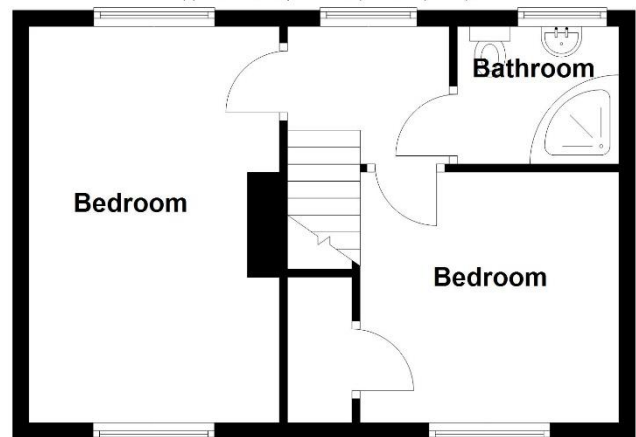
Ground Floor

Approx. 35.8 sq. metres (384.9 sq. feet)



First Floor

Approx. 35.8 sq. metres (384.9 sq. feet)



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