

BOWEN

PROPERTY SINCE 1862



Asking Price £340,000

3 Bedrooms 3 Bathrooms

Gwelfryn, Nant Road, Coedpoeth,
Wrexham LL11 3TF

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General Remarks

Finished to a very high specification throughout is this individual three-storey, three bedroom detached family home located within the sought after and established village of Coedpoeth. Enjoying far reaching views from the balcony towards the Nant Valley. Double 'tandem' garage and off-road parking to front. Internal viewing is highly recommended. EPC Rating - 79|C.

Accommodation

Entrance Hallway: Double glazed composite external door with matching side panel. Oak flooring. Walk-in storage cupboard. Coved ceiling. Access to Garage. Smoke alarm. Under-floor heating.

Ground Floor Shower Room: 6' 9" x 5' 5" (2.05m x 1.64m) Three piece white suite comprising shower cubicle with mains powered shower, low-level w.c., and pedestal wash hand basin. Fully tiled walls. Tiled flooring. Heated towel rail. Extractor fan.



Snug / Utility Room: 12' 9" x 9' 1" (3.89m x 2.77m)
Base unit with complementary work-top surfaces and stainless steel sink, mixer tap and draining-board. Plumbing for washing machine. Oak flooring. Localised wall tiling.

First Floor Landing: PVCu double-glazed window. Down-lighters. Coved ceiling. Cupboard housing a "Worcester Bosch" gas central heating combination boiler.

Lounge: 16' 3" x 12' 9" (4.96m x 3.89m) A lovely bright room enjoying far reaching views toward the Nant Valley. PVCu double glazed French doors with matching side panels leading out onto the Balcony. Laminate wood flooring. Coved ceiling. Down-lighters. Zoned under-floor heating.

Kitchen / Dining Room: 19' 0" x 12' 6" (5.80m x 3.82m) Comprising a range of white hi-gloss laminate fronted wall and base units with complementary wooden work-top surfaces and tiled splash-back. Single composite sink unit with draining-board and flexible mixer taps. Integrated electric oven and separate grill. Space for tall American style fridge/freezer. Integrated five-ring gas hob with stainless steel cooker hood above set on an Island unit with breakfast bar. Tiled flooring. Space for dining table. PVCu double glazed window. PVCu double glazed French doors leading out to the garden. Integrated dishwasher. Zoned under-floor heating.

Second Floor Landing: Loft hatch. Down-lighters. 'Velux' style roof-light.

Bedroom 1: 15' 7" x 9' 10" (4.75m x 3.00m)
Laminate flooring. Ceiling light fitting with fan. Triple built-in wardrobes. PVCu double glazed French doors leading onto Juliet Balcony. Zoned under-floor heating.

En-Suite: PVCu double glazed window. White three piece suite comprising low level w.c., pedestal wash hand basin and double shower cubicle. Fully tiled walls. Heated towel rail. Tiled flooring. Zoned under-floor heating.

Bedroom 2: 11' 1" x 9' 0" (3.37m x 2.75m) PVCu double glazed window. Zoned under-floor heating.

Bedroom 3: 9' 7" x 6' 9" (2.92m x 2.06m) PVCu double glazed window. Zoned under-floor heating.

Bathroom: 7' 1" x 6' 1" (2.16m x 1.85m) White three piece bathroom suite comprising low level w.c., semi-pedestal wash hand basin and panelled 'Whirlpool' bath with chrome finished fittings. Fully tiled walls and tiled flooring. Chrome finished heated towel rail.

Note: We are informed by the seller that planning permission has previously been granted for conversion of the fourth floor into a habitable room. This permission has since expired. BA/1415/0669.

Garage: 33' 11" x 9' 3" (10.34m x 2.82m) Double 'tandem' parking. Electric power and lighting. Electric door to front.









Outside: A low-maintenance and private garden to the rear accessed from the French doors in the kitchen/dining room. Artificial grass with paved Patio Seating Areas. Decked Seating Area and raised planted borders. Gated access to either side. Outdoor socket. Exterior lighting. To the front there is a full width driveway allowing Off-Road Parking.

Services: All mains services are connected subject to statutory regulations. The central heating is an under-floor heated system effected by the "Worcester Bosch" gas-fired boiler situated in the cupboard off the First Floor Landing.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC : EPC Rating - 79|C.

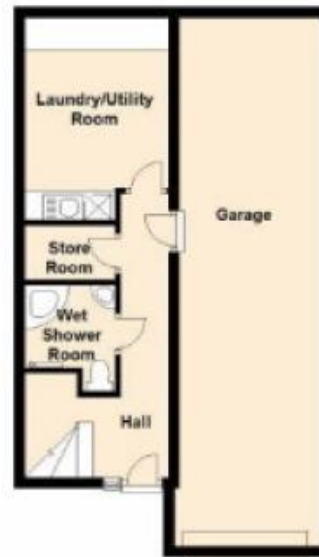
Council Tax Band: The property is valued in Band "E".

Directions: Leave Wrexham on the A525 Ruthin Road passing over the A483 dual carriageway and ascending the hill into the Village of Coedpoeth. In the village centre take the left-hand turning onto Park Road. Follow the lane and as the road turns into Nant Road (just past the apartments on the left) pass a little way down the hill when the property will be observed on the left.

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Ground Floor
Approx. 52.3 sq. metres (562.6 sq. feet)



Upper Ground Floor
Approx. 63.5 sq. metres (683.3 sq. feet)



First Floor
Approx. 49.6 sq. metres (533.6 sq. feet)



Total area: approx. 165.3 sq. metres (1779.6 sq. feet)

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1 King Street Wrexham LL11 1HF

01978 340000 | bowen.uk.com | wrexhamsales@bowen.uk.com



