

BOWEN

PROPERTY SINCE 1862



Asking Price £360,000

4 Bedrooms 2 Bathrooms

11 Poplar Close, Coedpoeth,
Wrexham LL11 3LZ

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General Remarks

Located in a cul-de-sac with views over open countryside, this extended four double bedroom detached house has undergone a major scheme of modernisation in recent times and is presented to a high standard throughout. There is a generous amount of off road parking to the front of the property and a low maintenance garden to the rear, whilst the beautifully appointed living accommodation briefly comprises an entrance hallway, living room, dining room which is open plan to the kitchen, utility room, sitting room, landing, main bedroom with an en-suite bathroom, three further bedrooms and a shower room. In summary, a cracking family home, and an early viewing is strongly advised.



Accommodation

On The Ground Floor:

Entrance Hallway: Double glazed composite door and side panel to the front elevation. PVCu double glazed window to the front elevation. Stone flooring. Radiator.

Living Room: 16' 8" x 11' 9" (5.09m x 3.58m) PVCu double glazed window to the front elevation. Radiator. Marble flooring. Down-lighters. Double doors leading through to the Dining Room.

Dining Room: 9' 2" x 8' 6" (2.8m x 2.59m) Radiator. Marble flooring. Down-lighters. Double doors leading through to the Sitting Room.

Kitchen: 11' 0" x 8' 7" (3.36m x 2.61m) PVCu double glazed window to the rear elevation. High quality wall and base units. Granite work-tops and window sill. One-and-a-half-bowl sink and drainer unit with mixer tap. Integral electric hob and cooker hood. Integral oven and separate microwave. Integral full-height fridge and freezer. Localised wall tiling. Marble flooring. Radiator. Down-lighters. Integral dishwasher.

Utility Room: 8' 7" x 4' 4" (2.61m x 1.33m) PVCu double glazed door to the side elevation. PVCu double glazed window to the rear elevation. Wall and base units with granite worktops. Plumbing for washing machine. Space for tumble dryer. Localised wall tiling. Marble flooring. Radiator. Down-lighters.

Sitting Room: 9' 5" x 8' 10" (2.88m x 2.7m) PVCu double glazed window to the rear elevation. PVCu double glazed patio doors to the side elevation. Tiled floor. Contemporary wall mounted electric heater.

On The First Floor:

Landing: Attic hatch. Down-lighters. Linen cupboard.

Bedroom 1: 13' 8" x 12' 2" (4.16m x 3.7m) PVCu double glazed window to the front elevation. Radiator. Laminate flooring.

En-Suite: 7' 3" x 6' 2" (2.2m x 1.88m) PVCu double glazed window to the front elevation. White three piece suite comprising of a panelled bath with shower over, low level w.c. and wash hand basin set into cabinet. Fully tiled walls. Tiled floor. Heated towel rail. Down-lighters. Built-in shelving.

Bedroom 2: 19' 5" x 8' 6" (5.93m x 2.59m) PVCu double glazed window to the front elevation. Radiator. Laminate flooring. Down-lighters.

Bedroom 3: 9' 5" x 8' 6" (2.88m x 2.58m) PVCu double glazed window to the rear elevation. Radiator. Laminate flooring.

Bedroom 4: 8' 6" x 8' 6" (2.58m x 2.58m) PVCu double glazed window to the rear elevation. Radiator. Laminate flooring. Down-lighters.









Shower Room: 7' 1" x 5' 7" (2.17m x 1.69m) PVCu double glazed window to the rear elevation. Three piece suite comprising of a shower cubicle, wash hand basin set into cabinet and low level w.c. Fully tiled walls. Heated towel rail. Down-lighters.

Outside: Externally there are two driveways to the front of the property providing ample Off-Road Parking leading up to the attached Single Garage which has an electric roller door. The low maintenance rear garden enjoys views over open

countryside and combines a paved Patio leading off the Sitting Room and a section of artificial grass.

Services: All mains services are connected subject to statutory regulations.

Tenure: Freehold. Vacant Possession on Completion.

Viewings: By prior appointment with the Agent.

EPC: EPC Rating – 51|E.

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

Directions: Leave Wrexham on the A525 Ruthin Road. Continue over the A483 dual carriageway and proceed up the hill and into the village of Coedpoeth. Once in the village after a short distance take a left-hand turning into Poplar Close and the property will be observed on the left-hand side of the cul-de-sac.

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