

Town & Country

Estate & Letting Agents

Bryn Llystyn, Waen Road,
Coednoeth

£200,000



Located in an Envidable slightly elevated position at the heart of this popular village, this well presented three bedroom semi detached home enjoys the benefit of UPVC double glazing along with gas central heating. The property comprises of an entrance hall, a living room with a gas fire set, glazed double doors opening to the kitchen/dining room, a morning room, a first floor landing that offers access to to all three bedrooms and a bathroom suite. Externally to the front of the property is a lawn garden with shrub borders and a driveway leading along the side of the property to a detached prefabricated garage. Gated side access opens to a rear garden that boasts a sunny south Westerley facing aspect with a paved patio area.

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EXTERNALLY

Featuring a lawned garden with borders, a canopy over the front door and a driveway running along the side of the property leading to the garage.

GARAGE

A prefabricated detached garage with an up and over garage door.



REAR GARDEN

The rear garden features timber gated side access to the rear garden which enjoys a lovely sunny Southwesterly facing aspect with a paved patio area and three steps rising to an elevated lawn garden behind a brick retaining wall with timber fence panels. An outside water supply is also prominent.

ENTRANCE HALL

The properties is entered through a UPVC opaque double glazed front door which opens to an entrance hall with a radiator, stairs rising to the first floor accommodation and a glazed internal door opening to the living room.



LIVING ROOM

56" x 12'3"

The living room features a window that faces the front elevation, a radiator, glazed double doors opening to the kitchen/dining room and a living flame gas fire set.



KITCHEN/DINING ROOM

15'6" x 9'8"

The kitchen is fitted with an attractive light wood grain effect range of wall base and drawer units which are complimented by stainless steel handles. There is example work surface space that houses a stainless steel single drainer sink unit with a mixer tap and tiled splashback. The integrated appliances include a stainless steel double oven with a gas hob and extractor hood above, a dishwasher, a base level fridge and freezer along with space and plumbing for a washing machine. Other features include a radiator, an under stairs storage cupboard a window facing the

rear elevation and an open throughway leading to the morning room.



MORNING ROOM

6'8" x 3'5"

The room features timber laminate flooring, a skylight set within the semi vaulted ceiling, a window to the side elevation and UPVC double glazed French doors opening to the rear garden.

FIRST FLOOR LANDING

Featuring a window facing the rear elevation, access to the loft and doors opening to all three bedrooms and to the bathroom.



BEDROOM ONE

12'5" x 9 feet

This room features a range of wardrobes with sliding mirror doors, a radiator and a window to the front elevation framing lovely far reaching views.



BEDROOM TWO

9'8" x 8'4"

This room features a window facing the rear elevation and a radiator below.



BEDROOM THREE

9" x 6'5" max

This room is an L shape room that features a deep built in cupboard, a window that faces the front elevation with a radiator below.



BATHROOM

7" x 6'5"

The bathroom is installed with an attractive white three piece suite that

comprises of a panel bath with mixer tap and a shower extension and a dual flush low level WC. The flooring is timber laminate with a radiator and partially tiled walls and an opaque window faces the rear elevation.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Services

The agents have not tested any of the appliances listed in the particulars.

To Make an Offer

If you would like to make an offer,

please contact a member of our team who will assist you further.

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

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