

# Town & Country

Estate & Letting Agents

High Street, Coedpoeth, Wrexham

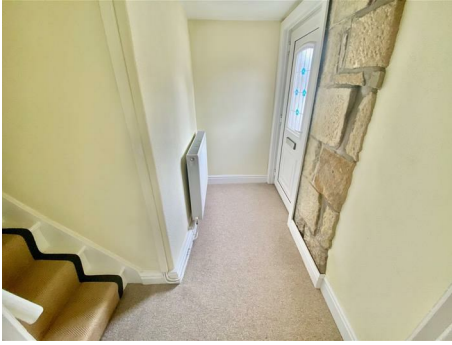
Offers In The Region Of  
£139,950



Located in the centre of Coedpoeth this two bedroom property benefits from a recently installed gas central heating boiler along with UPVC double glazing. In brief this property comprises of an entrance hall, a generously sized living room, a kitchen, first floor landing offering access to both bedrooms the smaller of which provides access to the bathroom. Externally a parcel of land to the rear of the property is included in the purchase.

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## ENTRANCE HALL

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



## LIVING ROOM

17'10 x 12'6

The living room features a window that faces the front elevation, a radiator, a fitted cabinet housing a recently installed consumer unit and a stone fireplace.



## KITCHEN

8'8 x 6'

The kitchen is installed with wall and base units. There is a light wood grain effect work surface space which houses a stainless steel double drainer sink unit. Other features of the kitchen include a window that faces the side elevation, space for a cooker and plumbing for a washing machine and a door that opens to the rear hallway.

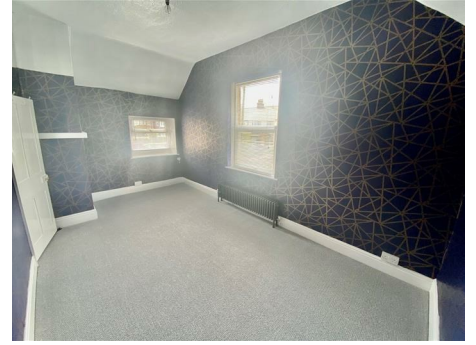
## REAR HALLWAY

7'4 x 6'4

The rear hallway features quarry tiled flooring, a radiator, partially tiled walls, a window that faces the rear elevation, a fitted cupboard housing the recently installed Worcester gas combination boiler and a UPVC double glazed door opening to the rear of the property.

## FIRST FLOOR LANDING

The first floor landing features a window that faces the rear elevation and doors that open to both bedrooms.



## BEDROOM ONE

15'6 x 8'7

This room is a double aspect room with windows that face the front and side elevation.



## BEDROOM TWO

10' x 8'7

This room features a window that faces the side elevation, a radiator and loft access.



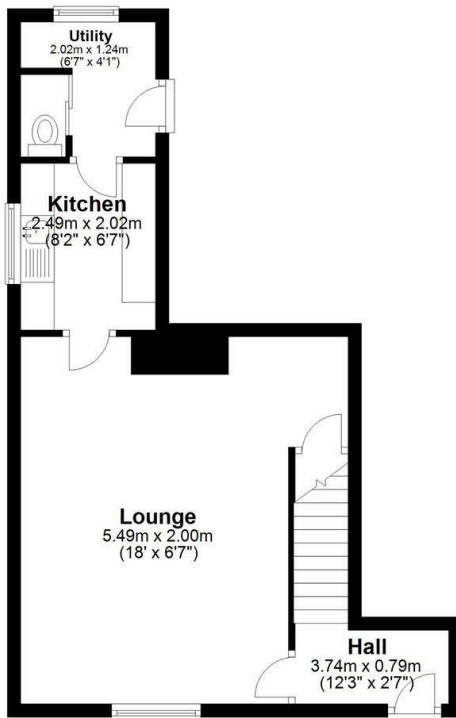
## BATHROOM

The bathroom is installed with a white suite comprising of a panel bath, a thermostatic shower, a low level WC, a

radiator and a window that faces the rear elevation.

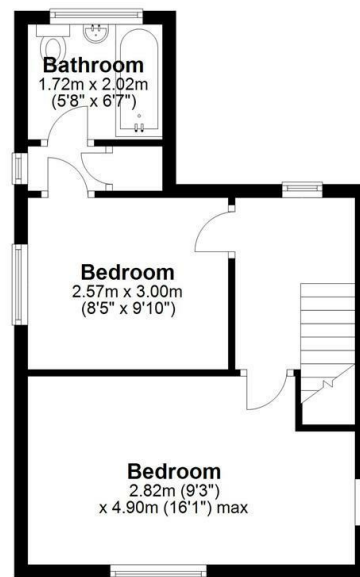
### Ground Floor

Approx. 38.0 sq. metres (409.4 sq. feet)



### First Floor

Approx. 32.1 sq. metres (345.7 sq. feet)



Total area: approx. 70.1 sq. metres (755.1 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	