

# Town & Country

Estate & Letting Agents

New Road, Coedpoeth

£450,000



This stunning extended detached house, is situated on a generous sized plot, beautifully modernised and presented throughout offering adaptable family living accommodation, having the advantage four bedrooms, En suite facilities, ample parking, garage, and a mature south facing rear garden. Viewing is essential to appreciate this lovely home.

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## DESCRIPTION

This substantial home has been extended, improved and modernised by the current owners offering versatile and beautifully presented living accommodation. Benefiting from UPVC double glazing and gas central heating. The internal accommodation comprises an entrance porch opening into the L shaped reception hall. Doors open to the U-shaped contemporary kitchen breakfast/sitting room having a bifold door opening to the south facing rear garden. A snug and living room with a patio door opening to the rear garden. A study along with a utility room and cloakroom WC. The first-floor landing offers access to the family bathroom and to all four double bedrooms. The principal bedroom having a dressing room and En suite bathroom. The guest bedroom also has a modern En suite shower room. Externally approached over a brick block driveway providing ample parking to the front of a garage and running alongside well attended attractive gardens laid to lawn with colourful, well stocked sleeper raised planters. Access to the south facing, rear garden is via an iron gate located to the side of the property, leading to the most beautifully presented gardens with a variety of lawned areas, and well stocked colourful beds and borders planted with a variety of plants and shrubs. A large, paved patio area is located directly to the rear of the property, outside lighting and another decked patio area with steel pergola. Located to the very rear of the garden is a smaller discreet secret garden with timber Summerhouse and ornamental pond.

## LOCATION

The property is located on the periphery of the popular village of Coedpoeth offering an easy access to Wrexham, local motorway networks and a range of day-to-day facilities,

## DIRECTIONS

From the Wrexham branch: Head north-east on King St towards Lord St, turn right onto Duke St, turn right onto Regent St, Regent St turns left and becomes Bradley Rd/A5152, turn right onto Central Rd/A541, turn left onto Regent St/A541, continue to follow A541, at Plas Coch Roundabout, take the 2nd exit onto Mold Rd/A541, at the roundabout, take the 1st exit onto the A483 slip road to Oswestry, merge onto A483, at junction 4, take the A525 exit to Ruthin/Rhuthun, turn right onto Ruthin Rd Interchange/A525, Continue to follow A525, turn right onto New Rd, arrive: New Road, Coedpoeth, Wrexham LL11 3EG, UK

## ENTRANCE PORCH

6'4" x 4'5"

The property is entered through a leaded stained glass UPVC double glazed front door, having windows to the front elevation and either side elevation. A lovely ceramic tiled floor, recessed downlights set within the ceiling and a stain glass timber panelled internal door opening to the reception hall.

## RECEPTION HALL

21'8" x 29'4"

An L-shaped reception hall with two radiators, laminate flooring and stairs off rising to the first floor accommodation. Having a spindle balustrade and store cupboard below, doors open to the kitchen/breakfast room/sitting room, snug, dining room, living room, study and utility room. Windows face the front elevation of the property and rear gardens patio area.



## RECEPTION



## KITCHEN/BREAKFAST ROOM/SITTING ROOM

22'0" x 29'8"

A 'U' shaped room positioned around the snug, the kitchen area is fitted with a range of attractive wall base and drawer units, having ornate handles and a granite work surface housing a Butler double sink unit with mixer tap. Space for a range cooker with black extractor hood above and space for an American style fridge freezer. Pull out cupboards, display cabinets and an integrated dishwasher. Throughout the room there are two windows to the front elevation and two windows facing the rear elevation, five double glazed skylights set within the pitched roof and a folding UPVC double glazed door opening to the rear garden. An open throughway leads to the snug.



BREAKFAST AREA



SNUG

13'4" x 11'5"

With timber flooring and a radiator. Featuring a living flame gas fire set within a marble hearth and Adam style surround. Glazed double doors off, open to the dining room.



SITTING AREA



## DINING ROOM

12'0" x 10'6"

Having timber flooring, a window facing the rear elevation with a radiator below.



## CLOAKROOM WC

Installed with a dual flush low level WC, a radiator wash hand basin with mixer tap tiled splashback and vanity unit below and set within the ceiling is an extractor fan



## UTILITY ROOM

13'7" x 8'0"

(These measurements include the cloakroom WC)

The utility room has a ceramic tiled floor, fitted floor to ceiling cabinets with shelving and hanging for coats, fitted base unit with a worksurface housing a stainless steel single drainer sink unit with mixer tap. Space and plumbing for a washing machine and dryer below. A radiator and doors off open to the cloakroom WC, garage and a UPVC double glazed opaque door. There is also a window to the side elevation of the property.



## LIVING ROOM

17'9" x 13'4"

The living room features a living flame gas fire, set within a marble hearth with a composite stone Adam style surround, timber flooring, two windows facing the rear elevation with plantation shutters and a patio door opening to the rear gardens paved patio area.



## STUDY

14'3" x 6'9"

With timber laminate flooring, a window to the side elevation with a radiator below.

## FIRST FLOOR LANDING

21'8" x 12'2"

An L-shaped first floor landing with a continuation of banister and balustrade from the reception hall. Two windows facing the front elevation, two radiators and access to the loft. Doors off opening to the family bathroom and to all four bedrooms the principal bedroom having an ensuite and dressing room.



## PRINCIPAL BEDROOM

17'8" x 12'4"

With two windows facing the rear elevation and a third window facing the side elevation. A radiator below, recessed downlights within the ceiling and a door opening to the En suite.



## PRINCIPAL SUITE DRESSING ROOM

19'6" x 13'5"

The principal suite is entered through the dressing room with an open doorway leading to a linen cupboard and a dressing room fitted with a range of wardrobes, drawers and dressing table, along with recessed downlights set within the ceiling. A window facing the side elevation with radiator below and the door opening to the principal bedroom.



## EN SUITE BATHROOM

16'8" x 13'8"

An L shaped en suite bathroom installed with a corner spa bath, a dual flush low-level WC and a double shower enclosure with thermostatic shower. A marble countertop housing his and her sinks with mixer taps and vanity unit below, mirrors above with recessed spotlights. The walls are partially panelled, ceramic tiled flooring, heated towel rail, a radiator and recessed downlights. An extractor fan is set within the ceiling along with an opaque window facing the side elevation.



### SECOND GUEST BEDROOM

13'8" x 10'9"

With a window facing the front elevation and radiator below along with an internal door which opens to the En suite shower room.

### EN SUITE SHOWER ROOM

The ensuite is installed with a double shower enclosure with panelled walls along with a thermostatic shower, a dual flush low level WC and a wash hand basin with mixer tap and vanity unit below, a mirror with recessed spotlights above, a heated towel rail and ceramic tiled floor.



### BEDROOM FOUR

12'2" x 10'4"

Windows to the rear elevation with radiator below.



### BEDROOM THREE

11'6" x 9'8"

Fitted with a range of wardrobes along the wall with four sliding doors and having a window facing the rear elevation with radiator below.



### FAMILY BATHROOM

7'6" x 6'6"

The bathroom is installed with a modern white three piece suite comprising an L shaped panelled bath with mixer tap and shower extension along with a protective screen. A low level WC, wash hand basin with vanity unit below, chrome heated towel rail, partially wood and tiled panelled walls, an opaque window faces the side elevation

### GARAGE

15'9" x 13'4"

The garage is entered via the utility room or via the electric up and over door, having power and light.



## EXTERNALLY

The property is approached over ample brick block off-road parking positioned to the front of a garage having brick boundary walls to the front and an attractive lawned garden with sleeper raised planters having a variety of colourful shrubs. There is a range of external lighting, iron gates either side of the property offer access to the rear garden.

Enjoying a south facing orientation a beautifully presented, substantial and colourful rear garden, having a central lawned area surrounded by well stocked beds and borders. A paved patio directly at the rear of the property having a range of outside lighting. To the rear of the garden is a decked patio area, with a steel frame pergola with timber balustrades. An arched trellis offers access to a further Secret Garden with a brick block pathway, ornamental pond and a timber built summer house.



## REAR ASPECT

## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: F

## ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Wrexham 01978291345

## SUBMIT AN OFFER

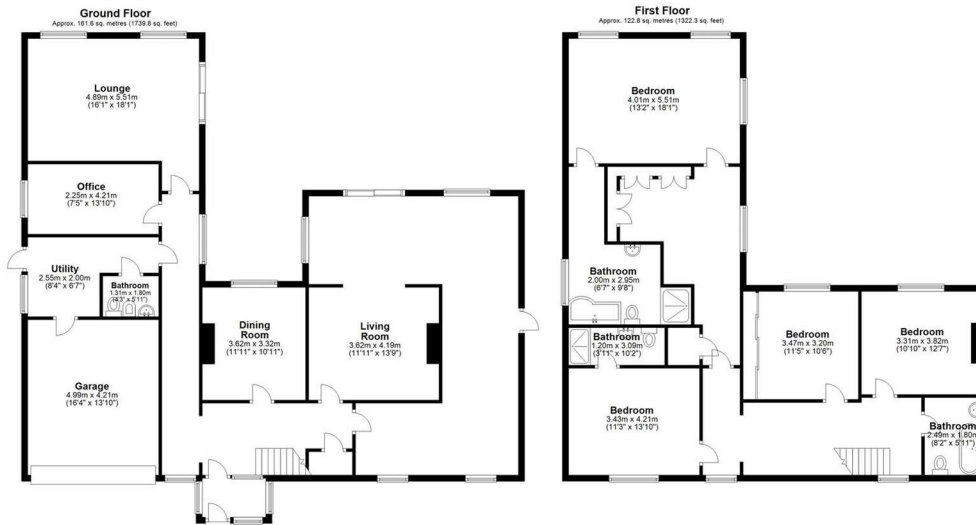
If you would like to submit an offer please contact the Wrexham branch and a member of the team will assist you further.

## MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our 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 01978291345.

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.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**



Total area: approx. 284.5 sq. metres (3062.2 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	