

# Town & Country

Estate & Letting Agents

Nant Road, Coedpoeth, Wrexham

£225,000



Located in the village of Coedpoeth is this two bedroom detached bungalow with picturesque views over the Clywedog Valley benefitting from gas central heating and double glazed windows, comprising a spacious lounge/dining room, kitchen, a recently fitted bathroom and two bedrooms. Externally, there's a low maintenance rear garden, offering the perfect setting to take in the aforementioned views of the Clywedog Valley, off-road parking and a detached single garage. This well presented bungalow also benefits from having NO ONWARD CHAIN and should be viewed to be fully appreciated.

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## DESCRIPTION

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## DIRECTIONS

From our office in Wrexham City Centre, 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 and then turn left onto Regent St/A541 and 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 then turn right onto Ruthin Rd Interchange/A525, continue to follow A525, turn left onto Rhos Berse Rd, slight right onto Nant Rd and the property will be on your left.



## LOUNGE / DINING ROOM

23'5 x 10'8

A part glazed front door opens to the spacious Lounge / Dining room, with wood effect flooring, coving to ceiling, a gas fireplace, radiator, a window to the front elevation and UPVC double glazed French doors open to the rear elevation.



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## HALLWAY

With a continuation of the wood effect flooring from the Lounge / Dining Room, white woodgrain effect doors off to all rooms, a ceiling hatch to roof space and a storage cupboard housing the Worcester gas combination boiler and electric consumer unit.



## KITCHEN

12'1 x 8'6

The kitchen is appointed with a recently updated range of base and wall units with chrome handles complimented by ample worksurface space incorporating a stainless steel single drainer sink unit with mixer tap and a UPVC double glazed window above with panoramic views across the valley, integrated appliances comprise a pull-out extractor hood above the cooker, an integrated fridge freezer, plumbing for washing machine with space for dishwasher, partially tiled walls and flooring, a radiator and a UPVC external door.



## PRINCIPAL BEDROOM

11' x 10'4

With fitted wardrobes, built in storage cupboards a double glazed window to the front elevation with a radiator below.



## BEDROOM TWO

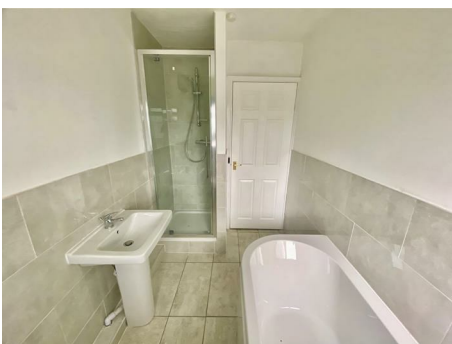
11'2 x 7'8

Featuring a UPVC double glazed window to the front elevation and a radiator.



## BATHROOM

The bathroom is newly appointed with a stylish four piece white bathroom suite, comprising a panelled bath with chrome mixer tap, a dual flush W.C, pedestal wash basin with chrome mixer tap, a shower enclosure with thermostatic shower, partially tiled walls, a UPVC double glazed window, an extractor fan and tiled flooring.



## EXTERNALLY

The property is approached via a private driveway providing ample parking for two cars, leading to the detached garage. An attractive gravelled path leads to the entrance door alongside flowerbeds and continues to the low maintenance rear garden, a stone paved patio offering picturesque views with an artificial lawned garden with decorative slate.



## GARAGE

A detached garage with an up and over door and window to the side elevation.

## Services (Wrexham)

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

## Viewings (Wrexham)

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

## To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

## Mortgage Advice (Wrexham)

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.**

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 must 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.

