

7 Y Berllan, Coedpoeth, Wrexham, LL11 3UQ
Offers over £180,000 17655



DESCRIPTION: Situated in a much sought after village location is this generous size 3/4 bedroom semi detached property which requires updating with accommodation to briefly comprise entrance hall, lounge, downstairs bedroom/reception room with ensuite shower room, kitchen/diner, conservatory and to the first floor there are 3 bedrooms, combined bathroom and wc with a separate shower enclosure off the landing. The accommodation is complimented by gas heating and UPVC double glazing and externally there are gardens to the front and rear, a drive providing ample off road parking and a generous size garage. As selling agents we would highly recommending inspection of the property to fully appreciate the location and the potential the property offers. **FREEHOLD. COUNCIL TAX BAND C.**

GEORGE A MURRAY FNAEA – RESIDENT PARTNER

Viewing by arrangement through Wrexham Office

35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275

Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

DIRECTIONS: From the Wrexham office proceed out of the City passing the football ground on the right-hand side, at the main Wrexham roundabout turn left onto the bypass. Continue to the 2nd exit for Ruthin and at the traffic lights turn right and proceed into the village of Coedpoeth, pass through the village centre and Y Berllan will be noted on the right, turn right into the cul de sac and the property will be noted via the Molyneux for sale sign.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



LOCATION: Situated in a popular and sought village location with easy access to village amenities Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

ENTRANCE HALL: Door leading to front of property.

LOUNGE: 14' 4" x 10' 3" (4.37m x 3.12m) Panelled radiator. Coved ceiling. Fitted fire surround with inset electric fire.



DOWNSTAIRS BEDROOM/RECEPTION ROOM: 11' 4" x 7' 9" (3.45m x 2.36m) Panelled radiator. Textured and coved ceiling. Electric meter cupboard.



ENSUITE: Panelled radiator. Fitted 3 piece suite comprising wc, wash hand basin set in vanity unit and tiled shower enclosure with fitted shower. Half tiled walls. Inset ceiling lighting.



KITCHEN/DINER:

DINING AREA: 10' 3" x 10' (3.12m x 3.05m) Panelled radiator. Textured and coved ceiling. Door leading to stairs rising to first floor. Patio doors leading to conservatory.



CONSERVATORY: 8' 5" x 7' 8" (2.57m x 2.34m) French doors lead to rear of property.



KITCHEN: 9' 2" x 6' 3" (2.79m x 1.91m) The kitchen is fitted with a range of wall and base units with worktop surfaces and inset stainless steel sink unit and splash back tiling with integrated appliances to include hob, extractor hood and oven. Space and plumbing for washing machine.



STAIRS AND LANDING: Loft access. Built in airing cupboard. Built in shower cubicle with fitted shower. Doors leading off to bedrooms and bathroom.

BEDROOM 1: 11' 2" x 10' 5" (3.4m x 3.18m) Panelled radiator. Built in airing cupboard. Fitted wardrobe with hanging rail with additional wardrobe facilities with storage lockers and centre chest of draws. Window to front elevation.



BEDROOM 2: 11' 1" x 7' 7" (3.38m x 2.31m) Panelled radiator. Built in wardrobe with hanging rail. Window to front elevation.



BEDROOM 3: 10' 8" x 6' 10" (3.25m x 2.08m) Panelled radiator. Window to rear elevation.



BATHROOM: 7' 5" x 6' 8" (2.26m x 2.03m) Chrome style towel rail. Fitted 3 piece white suite comprising wc, wash hand basin and panelled bath. Half tiled walls.



OUTSIDE: To the front of the property there is a drive providing ample off road parking which leads to a generous size garage (16'9 X 10'9) with up and over door and rear UPVC pedestrian door leading to rear garden, the garage also houses the Worcester wall mounted gas boiler. The front garden is stocked with various flowers and shrubs and to the rear there are low maintenance gardens. Outside tap.

TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

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