



5 Y Berllan, Wrexham, LL11 3UQ

£199,950

** VIEWING ESSENTIAL **

An excellently presented and spacious 3/4 bedroom end of terrace house located in the popular village of Coedpoeth within walking distance to a variety of amenities including, schools, doctors, dentist, chemist, Asda Express and Spar to name a few.

This property briefly comprises of Entrance Hallway, an Open Plan Lounge/Diner, Bed 4 /Reception Room and Kitchen/Breakfast Room to the ground floor. On the First floor there are 3 good sized Bedrooms and a Family Bathroom. Externally there is a block paved driveway to the front and a low maintenance rear garden, with a lovely decked private seating area.

Entrance Hallway

UPVC Double glazed window to the front elevation and Door to the side elevation. Doors off to:

Bed 4/Reception Room 7'6" x 15'0" (2.31 x 4.58m)



This room is an excellent addition to this property, lending itself to a variety of uses, it makes a great 4th Bedroom, a study for those of you working from home, or a play room. A light a airy room with a UPVC Double glazed window to the front elevation. Laminate flooring, Radiator, Light Fitting, Sockets and switches.

Living / Dining Room 10'4" x 24'3" (3.17 x 7.41m)



Open plan living at its best, this spacious room is large enough to accommodate a living area and a 6/8 seater dining table. The Laminate Flooring and Spotlights to ceiling adds a contemporary

feel. UPVC Double glazed window to the front elevation and Patio doors to the rear create a lovely light and airy room. A useful built in storage cupboard, Radiator, Sockets and switches. Stairs off to the first floor.

Kitchen/Breakfast room 9'1" x 15'11" (2.79 x 4.87m)

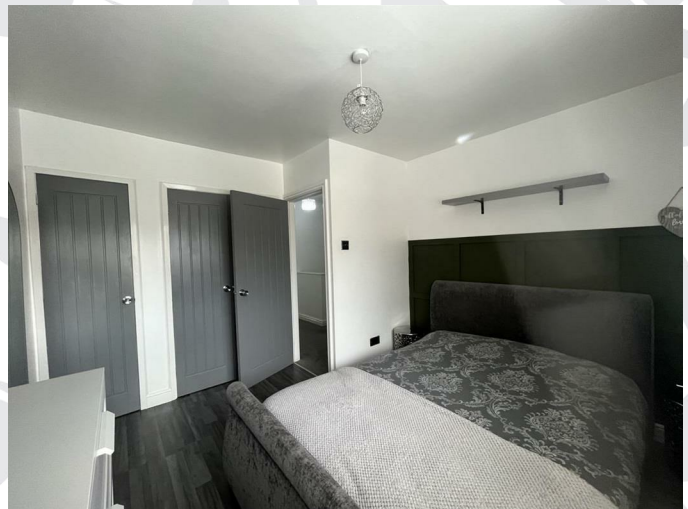


A range of oak look wall, base and drawer units with complementary worktop over and tiled splash backs, stainless steel sink & drainer, gas hob with extractor over, Integrated oven and microwave, free standing washing machine, and tumble dryer. Free standing dishwasher and American Fridge/Freezer included in the sale. Space for a breakfast bar/bistro table. UPVC double glazed window to rear elevation and door to side giving access to the rear garden. The floors are tiled. spotlights to ceiling, Radiator, Sockets and switches.

Stairs / Landing

Carpet to floor, Access to attic and doors off to:

Bedroom 1 11'0" x 10'7" max (3.37 x 3.23m max)



Double bedroom with a UPVC double glazed

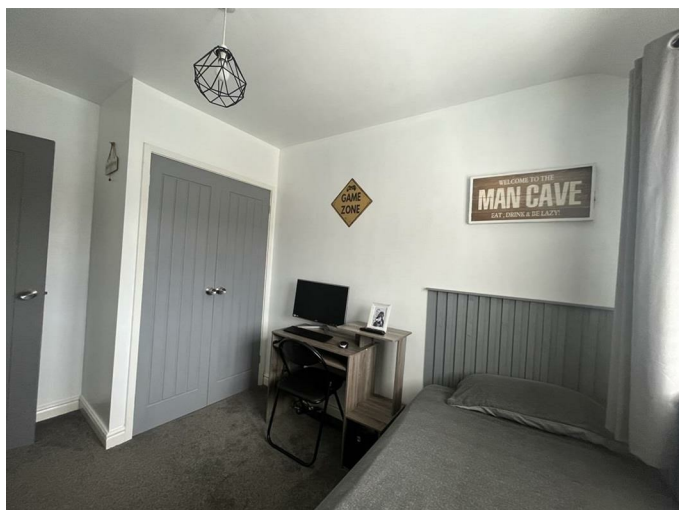
window to front elevation, Laminate flooring, Built in wardrobe/ storage cupboard. Airing cupboard housing a Worcester combi boiler. Radiator, Sockets and switches.

Bedroom 2 10'9" x 10'7" max (3.29 x 3.25m max)



Double bedroom with a UPVC double glazed window to front elevation, Carpet to floor, Built in wardrobe, Radiator, Sockets and switches.

Bedroom 3 11'3" x 7'5" max (3.43 x 2.28m max)



Good sized room with feature complementary wood panelling to the bed area. UPVC double glazed window to rear elevation, Laminate flooring, Built in wardrobe, Radiator, Sockets and switches.

Family Bathroom 7'3" x 6'7" max (2.22 x 2.03m max)



Classic white suite comprising double ended bath with a mixer shower over, close couple WC, hand wash basin with a vanity unit under. UPVC double glazed window to rear elevation, vinyl flooring, part tiled walls and radiator.

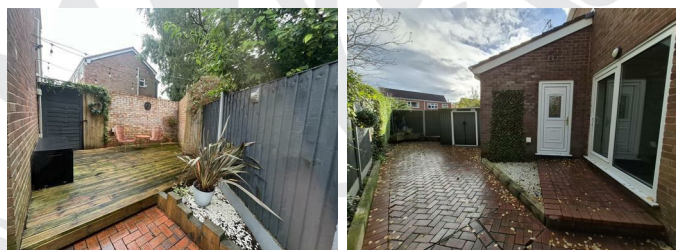
Externally

Front



To the front of the property is a block paved driveway providing ample off road parking. EV Charger.

Rear



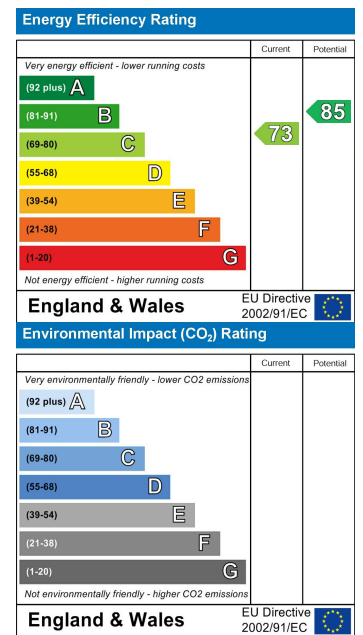
A Private enclosed low maintenance block paved rear garden with a decked seating area.

Floor Plan

Area Map



Energy Efficiency Graph



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