



17 Ffordd Aeron, Wrexham, LL11 3NY

£250,000

A beautifully presented, extended 3/4 Bedroom semi detached home in the popular village of Coedpoeth. The property briefly comprises of Entrance Hallway, Living Room, Kitchen / Diner, Utility Room, Cloakroom and a further reception room / bedroom / Study to the ground floor, with 3 Bedrooms and a Family Bathroom to the first floor. Externally there is a driveway offering ample parking to the front and a mature landscaped garden to the side and rear.

Viewing is essential to appreciate all this property has to offer, don't miss out call Olivegrove on 01978 750234 to arrange a viewing.

The property is approached via a block paved driveway leading to the front entrance door.

Entrance Hallway

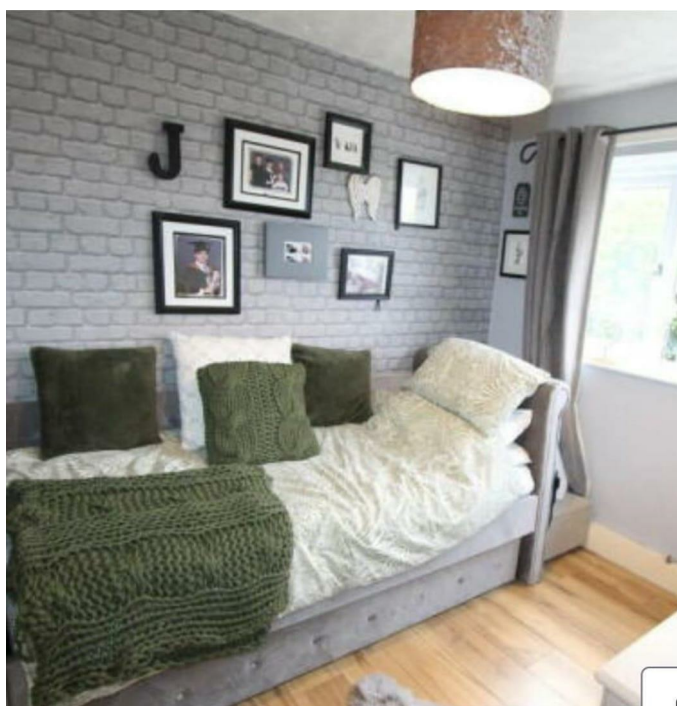
Entrance door with glazed side panel. Wood effect flooring. Stairs rising:

Living Room 12'8" x 14'6" (3.863m x 4.439m)



UPVC double glazed bay window to the front elevation. Feature fireplace with inset stainless steel stone effect electric fire. TV point, radiator and wood effect flooring.

Reception Room / Bedroom 4 8'0" x 9'4" (2.452m x 2.853m)



UPVC double glazed window to the rear elevation. Wood effect flooring and radiator.

Kitchen / Dining Room 18'9" x 9'11" (5.729m x 3.036m)

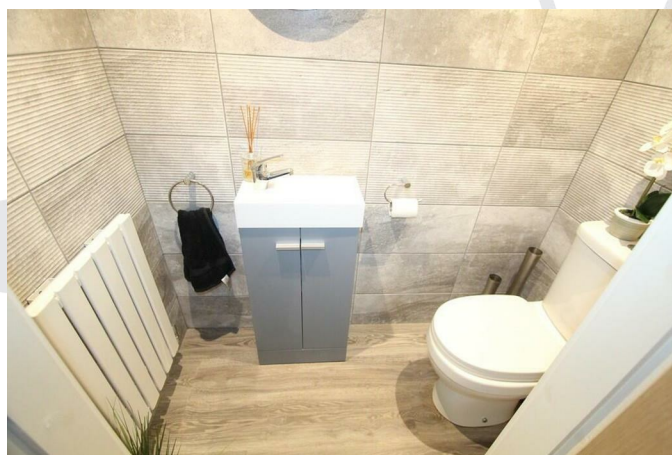


Fitted Kitchen comprising of wall, base and drawer units with a complimentary worktop over. Integrated double oven, hob with extractor over and tiled splash back. Space and plumbing for a dishwasher. Inset sink and drainer with stainless steel mixer tap. Cupboard housing boiler. Under stairs cupboard. Wood effect flooring, vertical radiator, spotlight fitting and inset spotlights. Feature sky light. UPVC double glazed window to the rear elevation and Bi-folding doors leading to the rear garden.

Utility Room 5'9" x 7'0" (1.772m x 2.149m)

Wood effect floor covering, spotlights. Space and plumbing for a washing machine, space for a dryer and fridge/freezer. Door leading to garage.:

Cloakroom



Vanity wash hand basin with chrome mixer tap and close coupled wc. Tiled walls, radiator, wood effect flooring.

Stairs & Landing



UPVC Double glazed window to the side elevation. Carpet to floor, glass Balustrade and loft access. Doors off to:

Bedroom 1 12'0" x 8'10" (3.659m x 2.701m)



UPVC double glazed window to the rear elevation. Wood effect flooring and radiator.

Bedroom 2 8'10" x 12'7" (2.703m x 3.840m)



UPVC double glazed window to the front elevation. Carpet to floor., radiator, built in cupboard.

Bedroom 3 8'7" x 6'10" (2.622m x 2.091m)



UPVC double glazed window to the front elevation. Carpet to floor, radiator, built in cupboards.

Bathroom 6'9" x 5'6" (2.061m x 1.679m)



Bathroom suite comprising of a vanity wash hand basin with a chrome mixer tap over, wc and a panelled bath with a mains power shower over and a glazed folding shower screen. UPVC double glazed window to the rear elevation. Panelled radiator, fully tiled walls and floor.

Workshop / Garage

Up and over door. Power and light. Storage area only and part of the garage is converted.

External

The property occupies a generous size corner plot and is approached by a brick paver drive which provides ample off road parking leading to

the single garage with up and over door and power and lighting laid on. To the rear garden is of a good size with a patio area leading onto lawned gardens with a side area laid to decorative slate. Outside garden store. Summer house. Outside lighting.

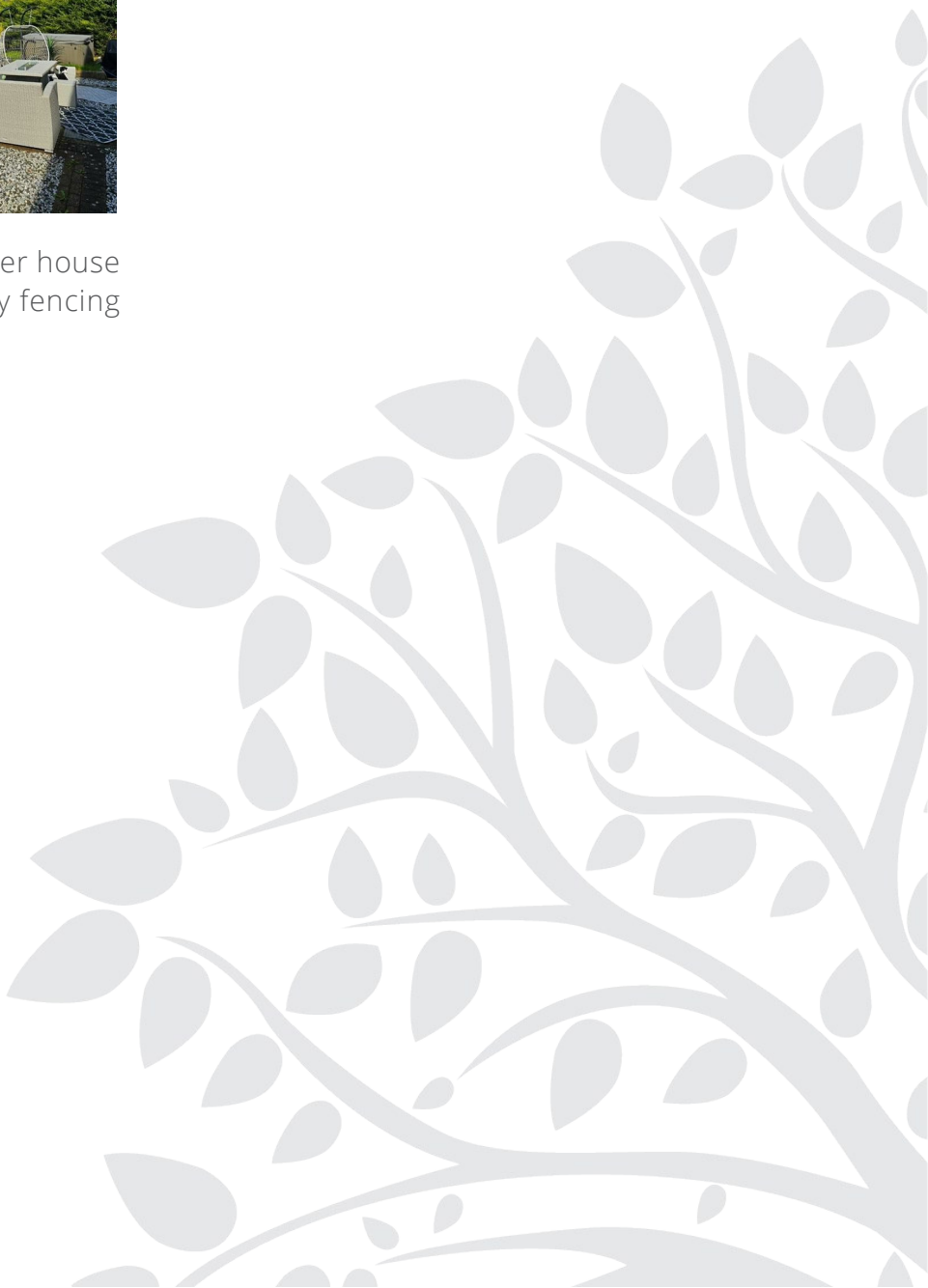
Front

Block paved driveway which offers ample off road parking leading to the single garage. Bounded by fencing. Gate leading to rear garden.

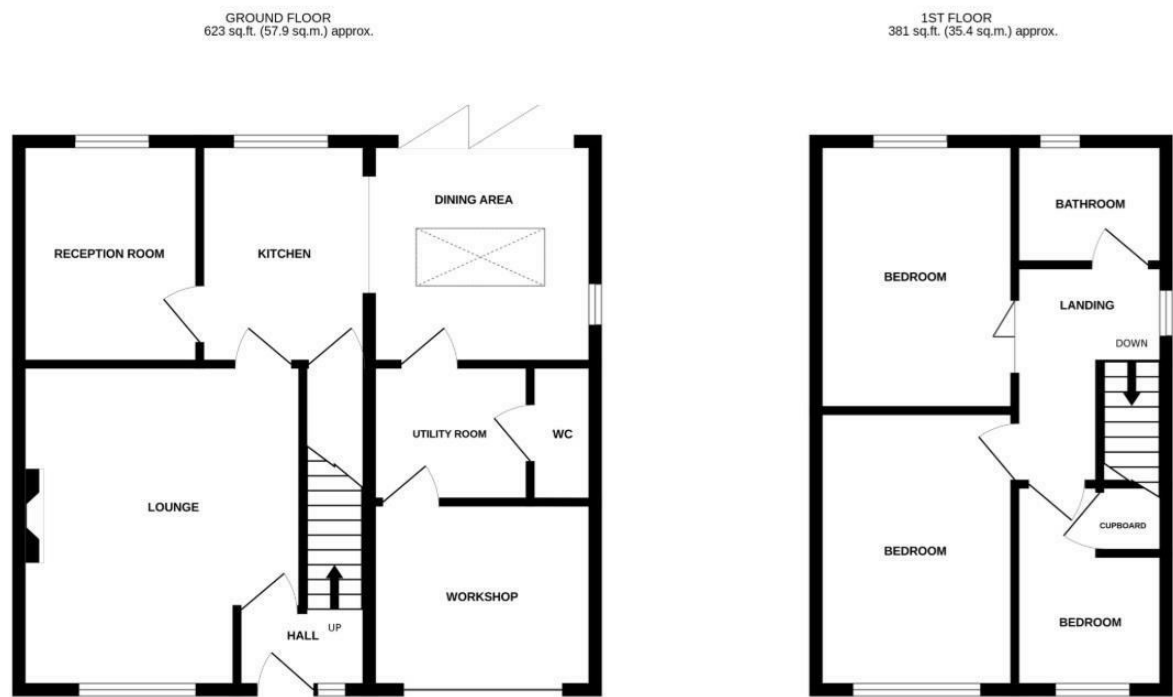
Rear



Laid to lawn with a patio area. Summer house and garden storage shed. Bounded by fencing and hedging.



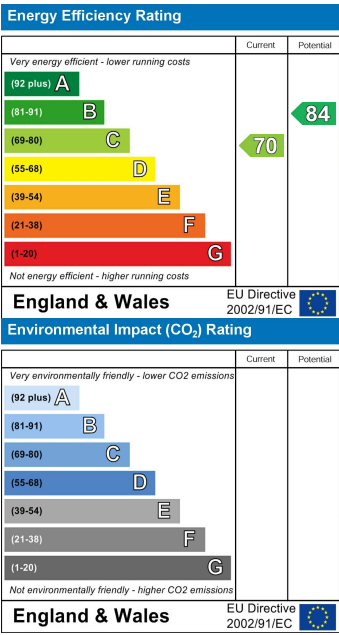
Floor Plan



Area Map



Energy Efficiency Graph



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