



Bryn Drive | Coedpoeth | Wrexham | LL11 3LJ

£225,000



ROSE RESIDENTIAL

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A well maintained semi-detached property offering spacious and adaptable accommodation, ideally suited to modern living. Internally, the home provides generous reception space, a well appointed fitted kitchen with integrated appliances, and three well proportioned bedrooms. The property also presents an excellent opportunity for purchasers to personalise and update to their own taste. Externally, there is a recently laid block-paved driveway to the front, along with an attractive rear garden, all set within a popular and convenient residential location.

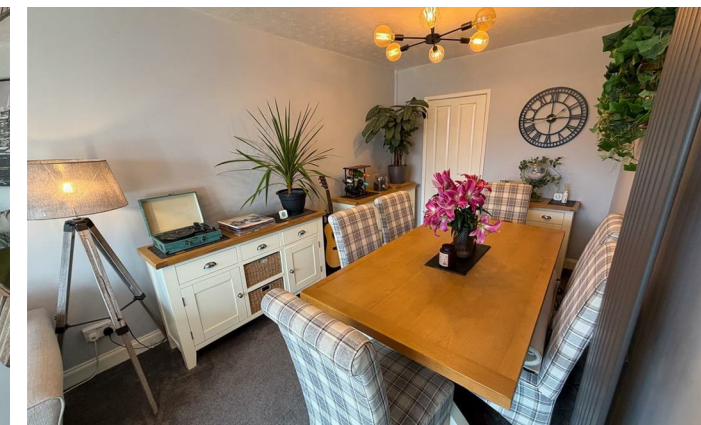
#### Entrance Porch & Hallway

A uPVC entrance door opens into a welcoming porch with a side facing uPVC double glazed window. Further glazed double doors lead through to the main hallway, creating a bright and inviting first impression.

#### Lounge & Dining

14'7" x 21'4" (4.45m x 6.52m )

An attractive and welcoming L-shaped reception room featuring a large front facing uPVC double glazed window, allowing plenty of natural light. The generous layout provides ample space for both living and dining areas and is complemented by two radiators and fitted carpet. Doors lead through to the kitchen and to an additional reception room/downstairs bedroom.





#### **Additional Reception Room/Bedroom 4**

12'5" x 9'0" (max) (3.81m x 2.75m (max) )

This versatile room offers flexibility and could be used as an additional reception room or as a ground floor en-suite bedroom. The space features newly installed uPVC glazed patio doors opening onto the rear garden, an upright radiator, and laminate flooring.

#### **Downstairs w/c & Utility Room**

5'8" x 4'2" (1.74m x 1.28m )

Featuring a side facing uPVC double glazed window with privacy glass, this room is fitted with a low-level WC incorporating an enclosed wash hand basin. The space is finished with laminate flooring and provides additional room for appliances if required.

#### **Kitchen**

8'5" x 9'0" (2.57m x 2.75m )

The kitchen is fitted with a range of wall and base units, complemented by solid wood work surfaces and incorporating an inset single-drainer sink. Integrated appliances include an electric oven, induction hob with extractor above, and a dishwasher. A rear facing uPVC double glazed window overlooks the garden, while a side access door provides access to the side of the property. There is also an under stairs storage cupboard.

#### **Stairs & Landing**

Stairs rise from the hallway to a spacious first floor landing, which benefits from a side facing uPVC double glazed window which benefits from some of the views the property has to offer. The landing gives access to all bedrooms & the bathroom and features a generously sized storage cupboard with shelving.

#### **Bedroom One**

12'0" x 10'4" (3.68m x 3.16m )

A spacious double bedroom with a large front facing uPVC double glazed window which enjoys charming views, radiator and fitted carpet.

#### **Bedroom Two**

10'11" x 9'10" (3.35m x 3.01m )

Another spacious double bedroom with rear facing uPVC double glazed window, radiator and fitted carpet.

#### **Bedroom Three**

6'11" x 7'6" (2.13m x 2.29m )

The smallest of the three bedrooms, nevertheless offering good proportions and comfortably accommodating a single bed. The room enjoys a side facing uPVC double-glazed window, radiator and is finished with fitted carpet.





## **Bathroom**

Fitted with a three piece suite comprising of panelled bath with mains fed shower and glazed shower screen, vanity sink unit with storage and enclosed low level w/c. There is a rear facing uPVC double glazed window with privacy glass, radiator and fully tiled walls.

## **External**

To the front of the property, there is an upgraded block-paved driveway providing off-road parking for multiple vehicles. The rear garden has been thoughtfully improved by the current owners and is laid with high-quality porcelain tiles, creating a stylish and low-maintenance outdoor space ideal for seating and entertaining.

## **Disclaimer**

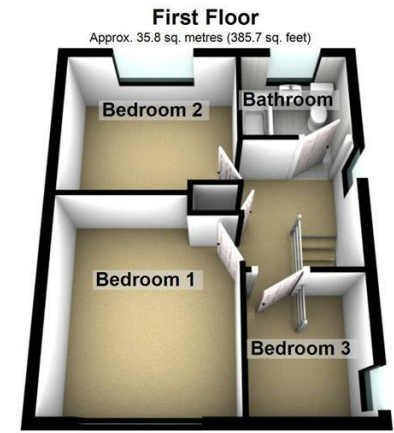
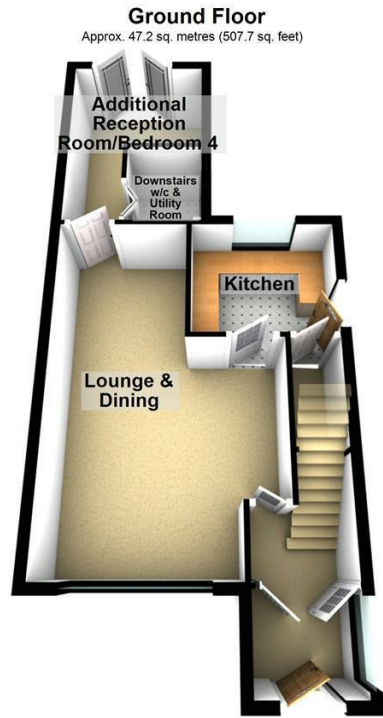
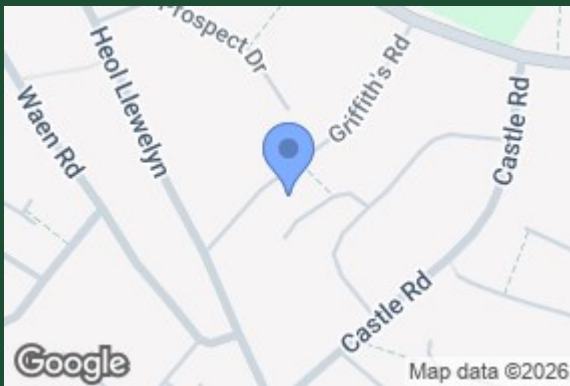
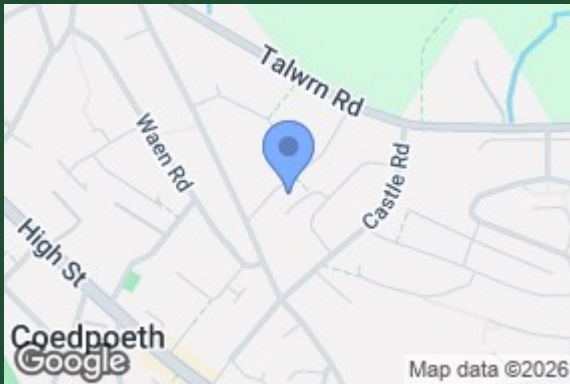
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We are required by law to carry out anti money laundering (AML) checks on all purchasers of property. Whilst we remain responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial checks are undertaken on our behalf by Lifetime Legal. Once your offer has been accepted, Lifetime Legal will contact you to complete the necessary verification. The cost of these checks is £60 (including VAT), which covers the cost of obtaining relevant data, as well as any manual checks and monitoring that may be required. This fee must be paid directly to Lifetime Legal before we can issue a memorandum of sale, and it is non-refundable.



Total area: approx. 83.0 sq. metres (893.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Wrexham

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