



15 Smithy Road

Coedpoeth, Wrexham, LL11 3NS

£800 Per Month



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Entrance

UPVC double glazed door into entrance hallway. Stairs to the first floor. Laminate flooring. Door leading into the:

Lounge

UPVC double glazed window to front with venetian blinds enjoying stunning views over Wrexham and Cheshire, recessed storage cupboards housing electric and gas meters. Feature cast iron fireplace with tiled hearth. Television and telephone points. Laminate flooring, Door leading into the:

Dining Room

UPVC double glazed windows to the rear elevation with venetian blinds. Original beamed ceilings. Laminate flooring, Cooking range set in an Inglenook' style fireplace. Two wall lights. Two under stairs storage cupboards with power and lighting offering ample storage facilities, with one housing gas fired central heating boiler, plumbing for washing machine and fridge freezer, with work tops over. Door leading into the kitchen.

Kitchen

A fitted kitchen with a range of modern base, wall and drawer units with complimentary work surfaces which incorporate a stainless steel single drainer sink unit. Built in oven and hob with extractor above. Integrated appliances to include Fridge. Tiled flooring and panel radiator. UPVC double glazed door leading to rear courtyard and uPVC double glazed window with venetian blinds to the rear elevation.

Stairs rise to the first floor

Landing

Doors off to all rooms. Access to roof space with built in loft ladder.

Bathroom

Spacious four piece suite comprising a pedestal wash hand basin, panelled bath with fountain mixer taps, low level WC and an electric walk in shower with screen. Tiled walls and flooring. Modern vertical radiator plus additional chrome heated towel rail. UPVC frosted double glazed window with venetian blinds to the rear elevation. Ceiling light point.

Bedroom One

Good sized double bedroom enjoying the far reaching views over Wrexham, Cheshire and Shropshire through two uPVC double glazed windows. Panelled radiator. Two built in sliding wardrobes with hanging space, shelving and matching dressing table. Featuring an original ornate fire place. Carpet flooring. Ceiling light point.

Bedroom Two

UPVC double glazed window to the rear elevation with venetian blinds. Two built in wardrobes with hanging space and shelving, Featuring an original ornate fire place . Ceiling light point. Panelled radiator. Carpet flooring.

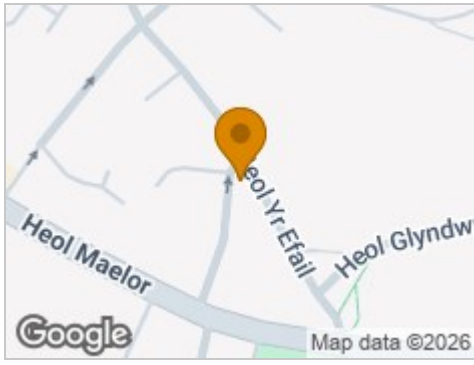
Outside

To the front of the property there is a stone boundary wall with steps that lead to the front entrance, offering an array of flowers to the border, To the rear there is a small gravelled yard area with a gated access. There is ample on street parking to the front of the property.

Tel: 01352 700070



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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