

BOWEN

PROPERTY SINCE 1862



Offers in the region of £189,950

10 Maes Tyddyn, Coedpoeth,
Wrexham LL11 3LA

🛏 3 Bedrooms

🚿 1 Bathroom

10 Maes Tyddyn, Coedpoeth, Wrexham LL11 3LA



General Remarks

NO CHAIN - A modernised recently decorated two reception room / three bedroom terraced property with modern fittings situated on the fringe of this popular village overlooking countryside.

This mid-terraced property has been effectively modernised in recent years and has just been redecorated in white throughout. It comprises an entrance hall with slate-effect ceramic tiled floor which extends through to the separate dining room and kitchen, which is fitted with white high gloss units and a free-standing gas cooker; lounge with living flame electric fire. On the first floor the landing has painted six panel doors to three bedrooms and a fully tiled white bathroom with over-bath shower and screen. Central heating is provided by a "Glow Worm" gas combi boiler and PVCu framed double glazed windows and doors are installed. Outside there are gardens to front and rear with a brick-built store shed. **NO CHAIN. READY TO WALK INTO.**

Location: The property stands on a slip road off the B5430 Talwrn Road on the fringe of the village. It enjoys views over open countryside to the front. Coedpoeth lies on the A525 Wrexham (3 miles) to Ruthin (10 miles) Road. Wide ranging amenities include a choice of Welsh and English speaking Primary Schools; a Public Library; both Dental and Medical Centres and a variety of Shops. The nearest access-point onto the A483 is two miles away, from where there is dual carriageway to Chester (12 miles) and the motorway network.

Constructed: of brick-faced external cavity walls beneath a tiled roof.

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Accommodation

On The Ground Floor:

Entrance Hall: 12' 4" x 5' 10" (3.76m x 1.78m)

Including staircase with storage cupboard beneath leading off. Radiator. Dado rail. Slate-effect ceramic tiled floor. PVCu framed entrance door. Low level electricity meter cupboard.

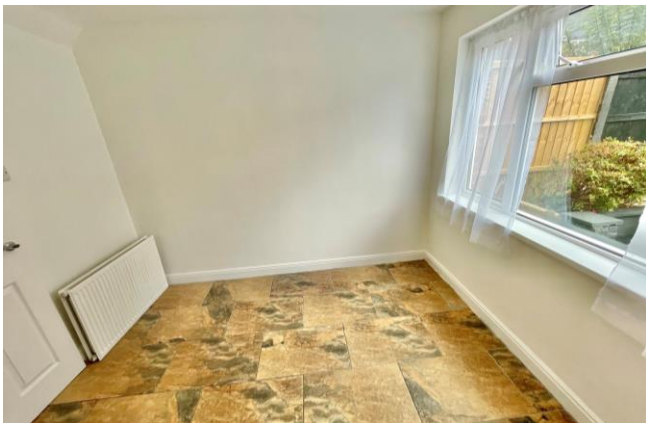
Lounge: 12' 6" x 12' 5" (3.81m x 3.78m) Open living flame pebble-effect electric fire to a fireplace surround. Two double power points. Radiator. Views to the front.

Dining Room: 9' 6" x 7' 9" (2.89m x 2.36m) Radiator.

Double power point. Slate-effect ceramic tiled floor.

Arch to:

Kitchen: 10' 9" x 8' 11" (3.27m x 2.72m) Fitted modern white high gloss laminate-fronted units including a single drainer stainless steel sink unit inset into a double base unit with extended work surface, beneath which there is plumbing for a washing machine. Further corner base cabinet, drawer pack and breakfast bar. Slot-in four-burner gas cooker.





Kitchen Continued:

Seven-doored suspended wall cabinets. Ceramic tiled splash-back. Matching flooring. Wall mounted "Glow-Worm" boiler. Part double glazed PVCu framed external door. Three double and one single power points. Space for an upright fridge freezer. Radiator.

On The First Floor:

Landing: 8' 0" x 5' 10" (2.44m x 1.78m) Loft access-point. Linen cupboard with fitted shelving. Central heating thermostat. Painted six panel doors leading to:

Bedroom 1: 12' 5" x 9' 9" (3.78m x 2.97m) excluding door recess. Radiator. Three double power points. Views.

Bedroom 2: 11' 3" x 9' 7" (3.43m x 2.92m) excluding door recess. Radiator. Double power point.

Bedroom 3: 8' 10" x 8' 2" (2.69m x 2.49m) Including stairhead with built-in cupboard above. Radiator. Double power point. Views.

Bathroom: 7' 3" x 5' 5" (2.21m x 1.65m) Fitted modern three piece white suite comprising a panelled bath with shower screen and "Triton" electric shower above, pedestal wash hand basin and close coupled dual flush w.c. Fully tiled walls. Radiator. Painted timber panelled ceiling.

Outside: Grassed front garden area with pedestrian access. To the rear there is a flagged Patio leading onto a gravel covered area and grassed garden beyond with raised corner rockery. Brick-built Store Shed.

Services: All mains' services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Glow Worm" gas-fired boiler situated in the Kitchen. There are current EICR and Gas Safety Certificates. The property has hard-wired smoke detectors.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Note: The carpets, curtains and light fittings where fitted are to be included at the sale price.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 73|C.

Council Tax Band: The property is valued in Band "C".

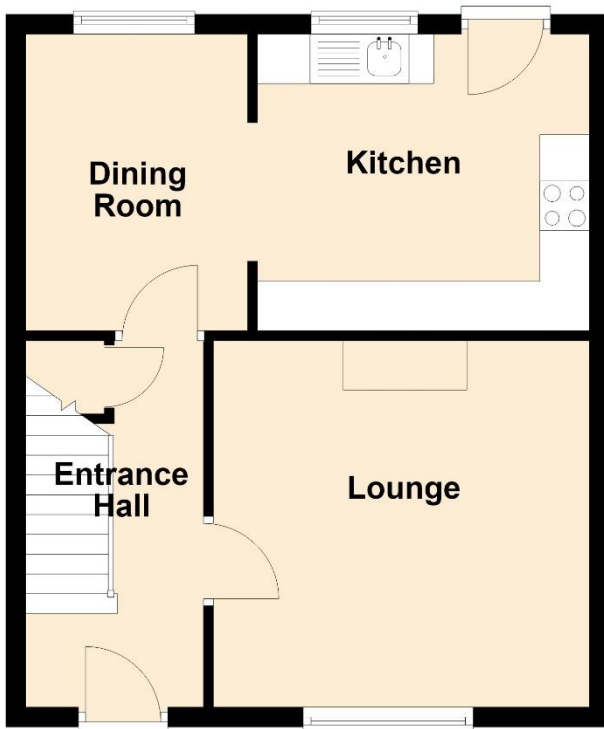
Directions: For satellite navigation use the post code LL11 3LA. Leave Wrexham on the A525 in the direction of Ruthin. On entering Coedpoeth take the first turning right onto Heol Offa and continue to the next 'T' junction at which turn left. After about 300 yards turn left onto Y Fro and immediately right into Maes Tyddyn when No. 10 will be seen on the left opposite the parking lay-by on the right.





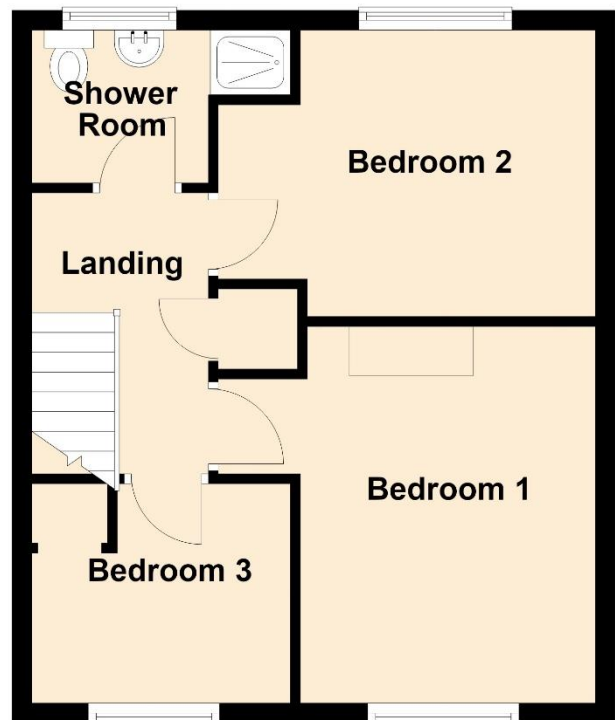
Ground Floor

Approx. 38.8 sq. metres (417.1 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.1 sq. feet)



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