Wingetts

More than just estate agents

42 Heol Bryniog, Coedpoeth, Wrexham, LL11 3HW

Price £160,000

A spacious three bedroom inter terrace house with bay window fronted lounge and good sized rear garden with pleasant far reaching views located within the popular village of Coedpoeth with its excellent range of amenities and road links to Wrexham. The property has the benefit of gas fired central heating and the majority of windows are upvc double glazed. The property briefly comprises a Upvc part glazed entrance door opening to the hall with stairs to first floor landing and useful store cupboard, lounge with gas fire in brick surround, open plan fitted kitchen/diner with a range of base and wall cupboards and access to the rear garden. The first floor landing connects the three bedrooms, 2 of which are doubles, and a shower room with separate w.c. To the front of the property is a gated path shared with the neighbour and continues to the entrance door alongside a private front garden. The rear garden includes 2 brick outbuildings, patio and lawned area. NO CHAIN. Energy Rating - C (69)

LOCATION
Located within the popular village of Coedpoeth which offers a good range of day to day shopping facilities and amenities that include a doctors, dentists, pharmacy, primary schools and pubs. The Village also has the benefit of a regular public transport service that operates into Wrexham city centre together with good communication links to the A483 by-pass which links Wrexham, Chester and Oswestry as well as the major commercial and industrial centres of the region. Located in an elevated setting the village commands extensive views over Wrexham and the Cheshire Plains and provides lovely countryside walks.

DIRECTIONS
From Wrexham proceed along the A525 in the direction of Coedpoeth and Ruthin, turn right onto Heol Offa, turn left into Heol Glyndwr, 3rd right into Heol Bryniog and the property will be observed on the right after approximately 200 yards.

ON THE GROUND FLOOR
Upvc part glazed entrance door opening to:

HALLWAY
With staircase to first floor landing, radiator, single glazed window to front and understairs storage cupboard.

LOUNGE 11'5" x 11'5" (3.5m x 3.5m)
Upvc double glazed walk-in bay window to front, gas fire in brick surround and radiator.

KITCHEN/DINER 17'8" x 10'2" (5.4m x 3.1m)
The kitchen area is fitted with a shaker style range of base and wall units with work surface areas incorporating a stainless steel single drainer sink unit, plumbing for washing machine, space for slot-in cooker with gas cooker point, two upvc double glazed windows, part wood effect laminate flooring, electric fire in surround and upvc part glazed external door.

ON THE FIRST FLOOR
Approached via the staircase from the hallway to:

LANDING
With ceiling hatch to roof space and storage cupboard housing the Worcester gas combination boiler.

BEDROOM ONE 12'9" x 11'5" (3.9m x 3.5m)
Two upvc double glazed windows to front and radiator.

BEDROOM TWO 10'2" x 9'10" (3.1m x 3m)
Upvc double glazed window to rear with pleasant views and radiator.

BEDROOM THREE 8'10" x 7'6" (2.7m x 2.3m)
Upvc double glazed window to front and radiator.

SHOWER ROOM 5'6" x 4'7" (1.7m x 1.4m)
Appointed with a wash basin with mixer tap set within vanity unit, shower enclosure with electric shower unit and wipe clean wall panels, radiator and upvc double glazed window.

SEPARATE W.C
Having low flush w.c and upvc double glazed window.

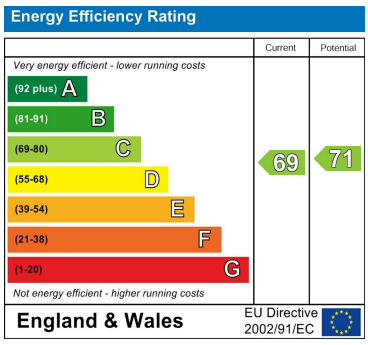
OUTSIDE
A gated shared path leads to the entrance door alongside a decorative gravelled front garden with timber fencing. A covered shared side path leads to the rear garden which includes a brick built store shed, former coal house, paved patio, lawn and decorative gravel.

PLEASE NOTE
Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).

Floor Plan

Area Map

Energy Efficiency Graph



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