Castle Road | Coedpoeth | Wrexham | LL11 3NU

Offers in excess of £215,000

ROSE RESIDENTIAL

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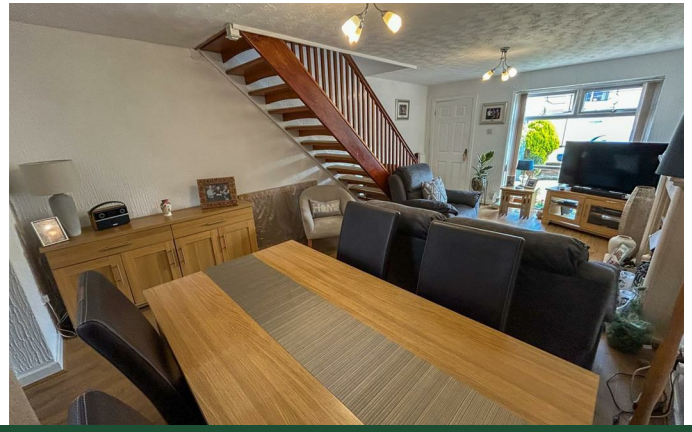
Offered for sale with no onward chain. Situated in a sought after village location with far-reaching views, this well presented three-bedroom semi-detached family home offers spacious internal accommodation throughout. A highlight of the property is the beautiful conservatory, which overlooks a well-maintained and attractively landscaped rear garden. Perfectly suited for family living, the home enjoys a convenient setting close to excellent local amenities



Entrance Hall

A partly glazed UPVC double-glazed door opens into the front porch, which features a side facing circular window and a further door leading into the lounge.

Lounge and Dining

19'11" x 12'1" (6.08m x 3.69m)

A bright and spacious open-plan lounge and dining area, featuring a large front facing UPVC double glazed window that floods the room with natural light and further smaller rear facing window. There is a beautiful Adams style fireplace with inset coal effect electric fire, wood effect flooring, radiator, stairs leading to the first floor and a further doorway leads to the kitchen.

Kitchen

11'1" x 6'7" (3.40m x 2.01m)

The kitchen is appointed with a range of base and wall cupboards, with granite effect worktops over and an inset single-drainer sink. There is space for an under-counter fridge, freezer, and washing machine, along with an integrated electric oven, gas hob, and extractor fan. A rear-facing single-glazed window sits beside a timber part-glazed door providing access to the conservatory.

Conservatory
12'1" x 9'9" (3.69m x 2.98m)
A bright UPVC double glazed conservatory with a polycarbonate roof, enjoying views over the garden and providing an excellent second reception space. Side facing glazed doors offer convenient access to the garden.

Stairs and Landing
A staircase ascends from the lounge to a spacious first floor landing, where four doors provide access to the bedrooms and bathroom.

Bedroom One
10'4" x 11'5" (3.17m x 3.49m)
Featuring a front facing UPVC double glazed window with far-reaching views, radiator, and laminate flooring.

Bedroom Two
11'0" x 9'0" (3.36m x 2.75m)
Another spacious double bedroom with front facing UPVC double glazed window, radiator and laminate flooring.

Bedroom Three
8'3" x 10'7" (2.52m x 3.23m)
The smallest of the three bedrooms is not presently in use as a bedroom but would accommodate a small double bed or serve as a generous single. It benefits from a rear facing UPVC double glazed window, a radiator, and laminate flooring.

Family Bathroom
Fitted with a three piece suite comprising a panelled P-shaped shower bath with electric shower and glazed screen, along with a vanity unit incorporating a wash hand basin and low-level WC. Additional features include a rear facing UPVC double glazed privacy window, radiator, and a storage cupboard housing the Worcester boiler.

Integral Garage
The integral garage features a front up-and-over door.

External
The rear garden is attractively landscaped for ease of maintenance, offering gravelled seating areas ideal for outdoor dining and entertaining, complemented by raised beds planted with mature shrubs.

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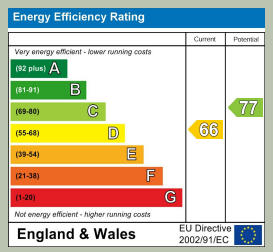

Wrexham

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