REID & ROBERTS

INDEPENDENT ESTATE AGENTS



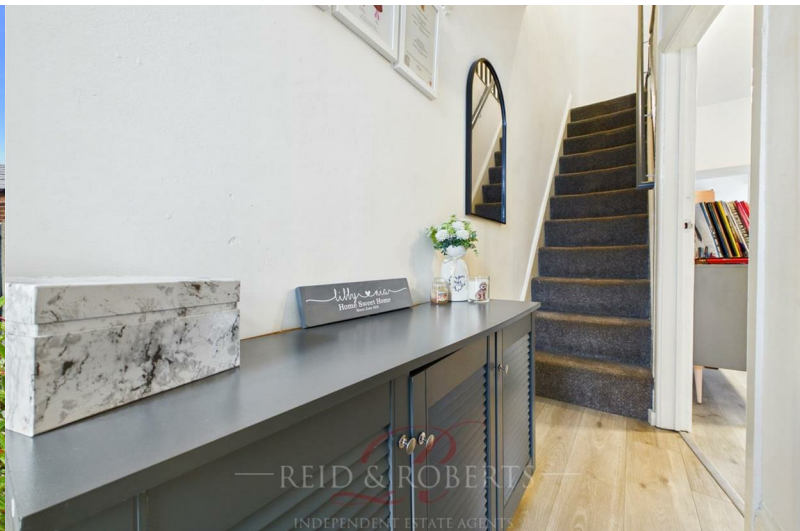
50 Heol Maelor

Coedpoeth, Wrexham, LL11 3LY

£165,000

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To the Front
To the front of the property, a pathway leads to the front door, providing access into the property. There is also a gravelled area offering space for off-street parking.

Entrance Porch
Approached via UPVC door, the entrance porch provides access to the entrance hall.

Entrance Hall
Laminate flooring, double panel radiator, telephone point and ceiling light point. Stairs rising to the first floor accommodation, with doors leading off to the dining room and lounge.

Dining Room
Laminate flooring, wall lighting and ceiling light point. UPVC double glazed window to the rear elevation, double panel radiator and useful understairs storage cupboard. Double doors leading through to the lounge.

Lounge
Laminate flooring, double panel radiator, television point and UPVC double glazed window to the front elevation. Media style feature fireplace creating an attractive focal point to the room.

Kitchen
Off from the Dining Room, the kitchen is fitted with a range of modern gloss grey wall, drawer and base units, complemented by marble effect worktop surfaces over. Integrated 'Zanussi' electric oven with electric hob above and extractor fan over. Ceramic sink unit with mixer tap over, integrated fridge freezer and laminate flooring. UPVC double glazed windows and UPVC double glazed door to the side elevation.

Stairs to the First Floor accommodation
Carpeted flooring, ceiling light point and doors leading off to three bedrooms and the family bathroom.

Bedroom One
Carpeted flooring, double panel radiator, television point and UPVC double glazed window to the rear elevation.

Bedroom Two
Currently utilised as a dressing room, this well proportioned second bedroom benefits from laminate flooring, double panel radiator and UPVC double glazed window to the front elevation. Two built in wardrobes, each fitted with hanging rails and useful overhead storage cupboards

Bedroom Three
Carpeted flooring, double panel radiator, and UPVC double glazed window to the front elevation.

Bathroom
Fitted with a low-level flush WC, wash hand basin with mixer tap over and panel bath with mixer tap over. Separate shower with waterfall shower head and additional handheld shower attachment. Heated towel rail, extractor fan and built in storage cupboard housing the Worcester boiler. UPVC double glazed frosted window to the rear elevation.

To the Rear
Accessed from the kitchen via a UPVC double glazed door, the rear gardens offer a pleasant and well established outdoor space. Featuring a decked seating area, ideal for outdoor dining and entertaining, together with lawned areas and attractive planted borders. A feature pathway provides access through the garden, with a combination of pebbled and slate areas. Well stocked

with a variety of trees, shrubs, plants and flowers. Brick built and fenced boundaries provide privacy, together with an outdoor tap. Storage Shed with electric points.

Viewing Arrangements.
Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Mortgage Advice.
Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

Money Laundering Regulations.
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Misrepresentation Act.
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

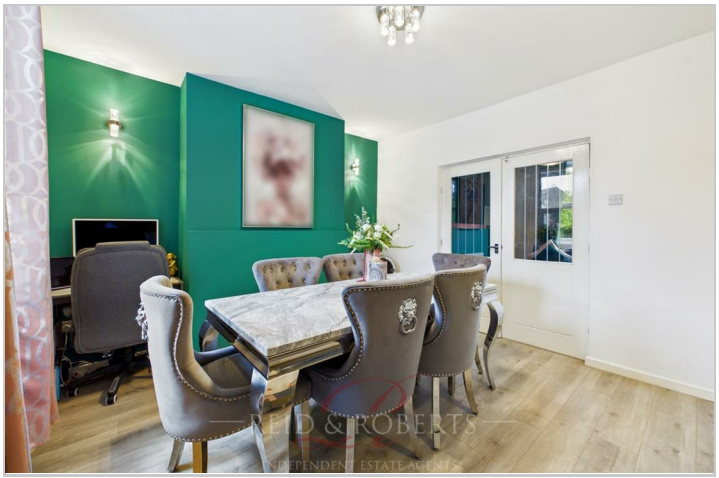
Loans.
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Services.
The agents have not tested the appliances listed in the particulars.

Hours Of Business.
Monday - Friday 9.15am - 5.00pm
Saturday 9.15am - 4.00pm

Tenure
We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

EPC Rating.
C









Road Map



Hybrid Map



Terrain Map



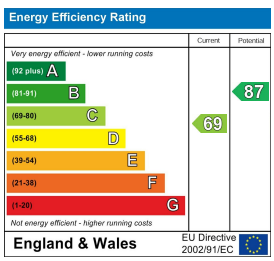
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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