

BOWEN

PROPERTY SINCE 1862



Asking Price £200,000

20 Fferm Llidiart Werdd, Coedpoeth,
Wrexham LL11 3PX

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

Located on the established Greengate Farm development just a stone's throw from the amenities of the village is this extended three bedroom semi-detached property with off-road parking and detached single garage. With extended kitchen and sitting room, there is also an open plan lounge/diner. Two double bedrooms and a single on the first floor together with three piece bathroom. Rear garden is mainly laid to lawn with paved patio seating areas.

Accommodation

Entrance Hallway: Fitted carpet. PVCu double glazed window to front elevation. Ceiling light point. Ceiling smoke alarm. Part glazed PVCu entrance door.

Lounge: 13' 4" x 12' 4" (4.06m x 3.77m) Bow fronted PVCu double glazed window to front elevation. Laminate flooring. Ceiling light point. Power points. Radiator. Log effect electric fire set into a brick fireplace and timber mantel with matching twin side plinths.

Dining Room: 16' 10" x 7' 3" (5.14m x 2.22m) Laminate flooring. Two ceiling light points. Ceiling smoke alarm. Radiator. Power points. Thermostat control for gas central heating boiler. Double-opening PVCu doors lading out onto the garden.

Kitchen/Breakfast Room: 16' 11" x 8' 2" (5.16m x 2.49m) Comprising a range of wall and base units with laminate work-top surfaces. Tiled splash-back. Single stainless steel sink with draining board. Plumbing and space for a washing machine. Double glazed window. Power points. Two ceiling light points. Tiled flooring. Four ring gas hob. Extractor hood. "Beko" single electric fan oven. Radiator. Wall-mounted "Worcester" gas central heating boiler. Part glazed PVCu door to side.



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On The First Floor:

Landing: Fitted carpet. PVCu double-glazed window to side elevation. Radiator. Ceiling light point. Airing cupboard. Power point.

Bedroom 1: 13' 5" x 9' 2" (4.09m x 2.79m) PVCu double glazed window to front elevation. Fitted carpet. Radiator. Ceiling light point. Power points.

Bedroom 2: 9' 11" x 8' 5" (3.01m x 2.57m) PVCu double glazed window to rear elevation. Ceiling light point. Laminate flooring. Power points.

Bedroom 3: 7' 7" x 6' 3" (2.30m x 1.90m) PVCu double glazed window to front elevation. Radiator. Laminate flooring. Power points. Ceiling light point.





Bathroom: 6' 11" x 5' 6" (2.10m x 1.67m) Comprising low level w.c., pedestal wash hand basin and panelled bath with "Triton" electric shower unit over. Part tiled walls. Frosted PVCu double glazed window. Tile-effect vinyl flooring. Radiator. Ceiling light point.

Outside: Front lawned garden with shrub borders. Fenced and brick walled boundaries. Off-Road Parking Space leading to single detached Garage with PVCu side door. Rear garden mainly laid to lawn with paved Patio Seating Areas. Conifer hedging and shrubs. Outdoor courtesy lighting. Outdoor tap. Fenced boundaries.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester" gas-fired boiler situated in the Kitchen/Breakfast Room.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 66|D.

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

Directions: For satellite navigation purposes use the post code LL11 3PX. Leave Wrexham on the A525 in the direction of Ruthin. Upon entering Coedpoeth continue up the hill and through the village centre. Take a right-hand turning opposite the Asda Express into Heol Caradoc and then the first left into Fferm Llidiart Werdd. Take the first right-hand turn and the property will be seen on the right-hand side.



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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.