

18 Maes Tyddyn

MW46667



COEDPOETH

£170,000

18 Maes Tyddyn, Coedpoeth, Wrexham, LL11 3LA
£170,000 MW46667



DESCRIPTION: Situated in a popular and sought after location is this stunning 2 bedroom semi detached property which has internal accommodation to briefly comprise entrance hall, lounge, fitted kitchen with integrated appliances and to the first floor there are 2 double bedrooms and a family bathroom. The accommodation is complimented by gas heating and UPVC double glazing and externally there are low maintenance gardens to the front and rear. As selling agents we would recommend an inspection of the property to fully appreciate the accommodation on offer and the pleasant village location. **IDEAL FIRST TIME PURCHASE. FREEHOLD. COUNCIL TAX BAND B.**

GEORGE A MURRAY FNAEA – RESIDENT PARTNER
Viewing by arrangement through Wrexham Office
35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275
Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

DIRECTIONS: From the Wrexham office proceed out of The City passing the football ground on the right hand side, at the main Wrexham roundabout turn left onto the bypass and proceed to the first exit for Ruthin, at the traffic lights turn right over the bypass and head into Coedpoeth, on entering the village turn right into Heol Offa and continue to the T junction turning left onto the Talwyn Road proceed for a short distance turning left onto Heol-y-Vro and first right onto Maes Tyddyn, continue into the cul de sac and the property will be noted on the left via the Molyneux for sale sign.

LOCATION: Situated in a popular and sought after village location with easy access to village amenities Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

ENTRANCE HALL: Panelled radiator. Tiled floor. Stairs rising to first floor. Composite front entrance door.



LOUNGE: 19' 4" x 9' 5" (5.89m x 2.87m) 2 Panelled radiators. Tv point. Wood effect floor covering. Fitted feature fire surround with inset electric fire.



KITCHEN: 12' 5" x 7' 9" (3.78m x 2.36m) Panelled radiator. The kitchen is fitted with a comprehensive range of modern wall and base units with worktop surfaces and inset bowl and drainer with integrated appliances to include hob, extractor hood, oven, micro wave. fridge, freezer and dish washer. Tiled floor. Under stairs storage. Door leading to side of property.



STAIRS AND LANDING: Loft access with pull down ladder leading to part boarded loft with lighting laid on. Doors leading off to bedrooms and bathroom.



BEDROOM 1: 14' 4" x 9' 5" (4.37m x 2.87m) Panelled radiator. Built in storage. Two windows to front elevation with pleasant open aspect.



BEDROOM 2: 10' 5" x 10' 2" (3.18m x 3.1m) Panelled radiator. Window to rear elevation.



SHOWER ROOM: Chrome style towel rail. . Fitted 3 piece white suite comprising wc, wash hand basin set in vanity unit and large shower enclosure with fitted shower. Inset ceiling lighting. Tiled walls. Tiled floor.



OUTSIDE: To the front of the property there is a gated access and path leading to the front entrance. The front gardens are laid to lawn and low maintenance decorative slate and there is a gate and path leading to the right hand side of the property where there is an outside utility room with space and plumbing for washing machine and tumble dryer and there is an additional outside store. To the rear of the property there is a paved patio area with steps leading up to lawned gardens with shrub/flower borders. Outside lighting and electric points.



TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		