



Heol Bryniog | Coedpoeth | Wrexham | LL11 3HW

Offers in the region of £170,000



ROSE RESIDENTIAL

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This beautifully presented two bedroom semi-detached property offers stylish and spacious accommodation throughout. Internally, the property comprises a welcoming lounge/diner, an additional reception room added in 2025, a kitchen, two well proportioned bedrooms, and a family bathroom. Externally, there is off-road parking and a lawned area to the front, along with brick-built storage sheds and a concrete area to the rear, providing both practicality and further potential.

### Entrance Hall

A front facing, part glazed, composite door opens into the hallway. Immediately ahead is a staircase, with a side facing uPVC double glazed window. The hallway provides access to the kitchen and lounge.

### Lounge & Dining

10'11" x 19'3" (3.34m x 5.89m )

A generously sized living space featuring a front facing UPVC double glazed window. Glazed French doors to the rear provide direct access to the additional reception room. The room is finished with attractive laminate flooring, and further benefits from a radiator and a wall-mounted electric fire, creating a stylish focal point.





### **Additional Reception Room**

8'2" x 8'5" (2.51m x 2.59m )

This room was added to the property in 2025 by the current vendors and provides an additional reception area. It features UPVC double glazed windows to the rear and side, along with side facing double glazed doors opening out to the rear garden. The room also benefits from a continuation of the laminate flooring from the lounge, creating a seamless flow between the living spaces.

### **Kitchen**

The kitchen is appointed with a range of base and wall cupboards, complemented by granite-effect worktops and an inset single-drainer sink. There is space for an under-counter fridge and plumbing for a washing machine, together with an integrated electric oven, gas hob and extractor fan. A rear facing UPVC double glazed window overlooks the garden, while a side facing door provides access to the side of the property. A wall-mounted Worcester combi boiler is also present.

### **Stairs & Landing**

The staircase rises from the hallway to the first floor landing, from which doors provide access to the bedrooms and bathroom.

### **Bedroom One**

14'4" x 8'11" (4.38m x 2.72m )

This generously proportioned bedroom is filled with natural light courtesy of two front facing UPVC double glazed windows. The room further benefits from a radiator, laminate flooring and a storage cupboard over the stairs.

### **Bedroom Two**

10'7" x 11'11" (3.23m x 3.65m )

Another comfortable double bedroom with rear facing UPVC double glazed window, storage cupboard, radiator and laminate flooring.

### **Bathroom**

Fitted with a modern white suite comprising a panelled bath with wall mounted Triton electric shower over, low level WC and pedestal wash basin. There is also a rear facing UPVC double glazed window with privacy glass, radiator and fully tiled walls.



### External

To the front of the property there is a driveway providing off road parking for two vehicles, with a lawned area adjacent. To the rear, the property currently offers a concrete pad with scope for prospective purchasers to put their own stamp on the garden. There are also additional brick-built storage sheds, providing useful external storage.

### Disclaimer

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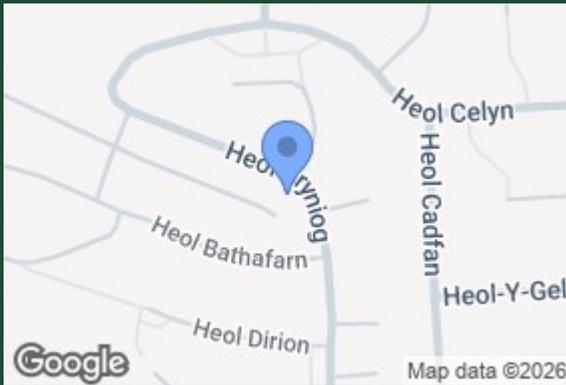
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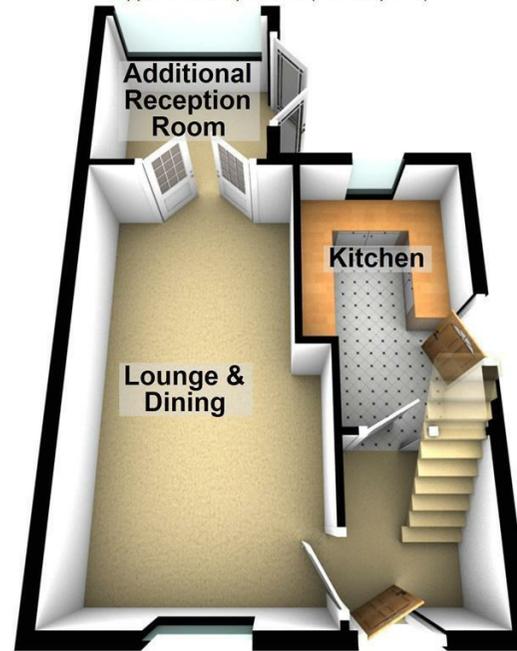
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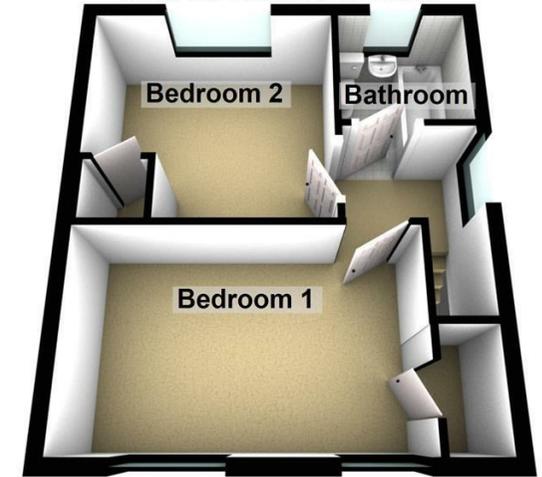
### Ground Floor

Approx. 37.5 sq. metres (403.6 sq. feet)



### First Floor

Approx. 35.5 sq. metres (382.5 sq. feet)



Total area: approx. 73.0 sq. metres (786.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Wrexham

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