



Heol Llewelyn | Coedpoeth | Wrexham | LL11 3PA

Offers in the region of £140,000



ROSE RESIDENTIAL

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Located in the ever popular village of Coedpoeth, this charming two bedroom semi-detached cottage offers an abundance of character, including a newly fitted log burner and exposed beamed ceilings. Internally, the property comprises a lounge, kitchen, two double bedrooms and a bathroom. Externally, the property benefits from an attractive courtyard garden with a garden shed.

Entrance

The property is accessed via a pedestrian gated right of way across the neighbouring property. Internal access is either via a front facing wooden door opening into the lounge, or via a side facing UPVC part glazed door leading into the kitchen.

Kitchen

12'0" x 8'5" (3.67m x 2.57m)

The kitchen is fitted with a range of wall and base units with complementary work surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. There is space and plumbing for a washing machine, as well as space for a fridge and cooker. The room also benefits from a front facing UPVC double glazed window, a side facing UPVC part glazed door, quarry tiled flooring, exposed ceiling beams, and a staircase rising to the first floor.





Lounge

12'0" x 12'4" (3.68m x 3.76m)

A cosy reception room featuring a front facing UPVC double glazed window, an attractive fireplace with newly fitted log burner, exposed ceiling beams, quarry tiled flooring, a radiator, and a front facing external wooden door.

Stairs & Landing

Stairs rise from the kitchen to the first floor landing, where doors lead to both bedrooms and the bathroom.

Bedroom One

11'1" x 7'6" (3.39m x 2.31m)

A well proportioned double bedroom featuring a front facing UPVC double glazed window, radiator, exposed wooden flooring, and a built-in cupboard housing the gas central heating combi boiler. The room also provides access to the loft.

Bedroom Two

7'3" x 9'2" (2.23m x 2.80m)

A further double bedroom featuring a front facing UPVC double glazed window, radiator, and exposed wooden flooring.

Bathroom

Fitted with a three piece suite comprising a panelled bath with shower attachment and glazed shower screen, pedestal wash hand basin and low-level WC. The room also benefits from a rear facing UPVC double glazed window with privacy glass, radiator and partly tiled walls.

External

Externally, the property benefits from an attractive courtyard garden to the front, along with a side area featuring a garden shed with electricity.

Disclaimer

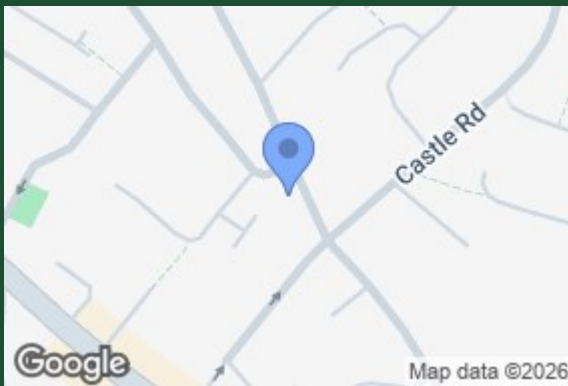
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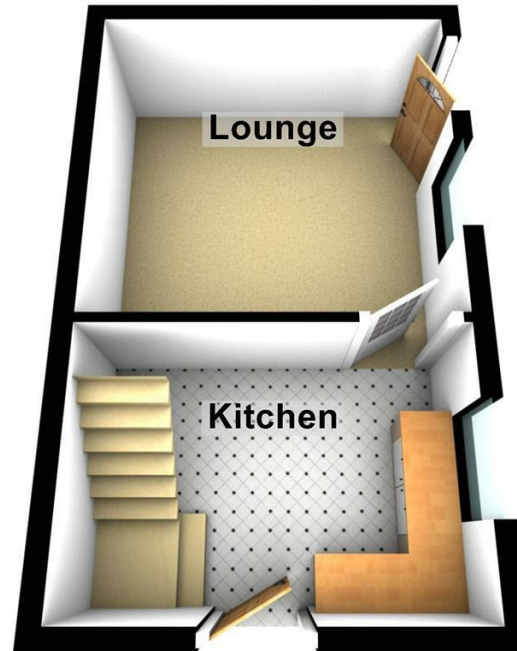
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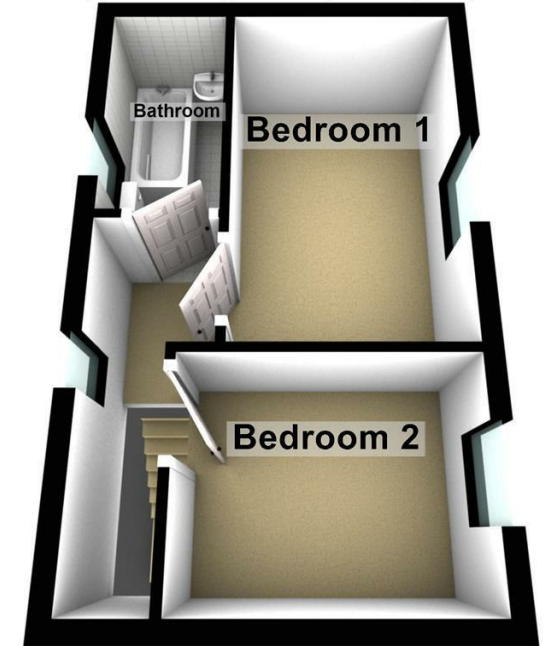
Ground Floor

Approx. 23.7 sq. metres (254.7 sq. feet)



First Floor

Approx. 21.7 sq. metres (233.2 sq. feet)



Total area: approx. 45.3 sq. metres (487.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			89
(69-80) C			
(55-68) D		62	
(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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