



51

Wrexham | LL11 3PG

£164,950

**MONOPOLY**  
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NO CHAIN! A charming two double bedroom stone cottage offered to the market with character features and a practical layout. The property comprises of an entrance porch, two reception rooms, a fitted kitchen, downstairs bathroom, rear porch area to the ground floor plus a landing area and two generously sized bedrooms to the first floor. Outside, there is a low-maintenance courtyard garden with raised stone flower beds, a raised patio ideal for entertaining, and a stone-built workshop with power, lighting and storage. Situated in the popular village of Coedpoeth, the property enjoys convenient access to a wide range of local amenities including shops, cafes, primary schools, doctors' surgery and pharmacy. The village is also surrounded by beautiful countryside, with nearby walking routes across Minera Mountain and Nant Mill. Excellent transport links provide easy access into Wrexham town centre (approximately 3 miles away) as well as Chester and the wider road network.

- TWO BEDROOM SEMI DETACHED STONE COTTAGE
- NO CHAIN
- ENTRANCE PORCH
- SPACIOUS LOUNGE
- DINING ROOM WITH DOORS TO REAR
- GALLEY STYLE KITCHEN WITH REAR PORCH
- DOWNSTAIRS BATHROOM
- REAR COURTYARD AND RAISED PATIO AREA
- STONE BUILT WORKSHOP
- SEMI-RURAL VILLAGE LOCATION



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### **Entrance Porch**

Composite door leads into entrance porch with quarry tiled floor, ceiling light point and uPVC double glazed window to the front elevation. Glazed wooden door into lounge.

### **Lounge**

UPVC double glazed window to the front elevation. Alcove for fire with surround, which can easily be converted to a working fireplace/wood burner. Cupboard housing meters. Wooden laminate flooring, panelled radiator and ceiling light point. Door into dining area.

### **Dining Room**

UPVC double glazed 'French' style doors leading to rear courtyard area. Feature inglenook-style alcove with an exposed stone lintel. Space for dining table. Stairs rising to first floor with under-stairs space. Finished with wooden laminate flooring, ceiling light point, panelled radiator and door into kitchen.

### **Kitchen**

Fitted with a range of wall, drawer and base units with complementary work surfaces over. 1.5 stainless steel sink unit with mixer tap and tiled splashbacks. Space for cooker. Space and plumbing for washing machine. The kitchen also benefits from tiled flooring, radiator, ceiling light point and uPVC double glazed window to the side elevation. Door to rear porch.

### **Rear Porch**

UPVC double glazed frosted door and window to side/rear. Space for fridge freezer. Finished with tiled flooring, ceiling light point, panelled radiator and shelving. Door leads to downstairs bathroom.

### **Bathroom**

Fitted with a three-piece suite comprising panelled

bath with electric shower over and glass screen, pedestal wash hand basin and low-level WC. Finished with fully tiled walls, contrasting tiled flooring, radiator, ceiling light point and uPVC frosted window to the rear elevation.

### **Landing Area**

Access to loft space, ceiling light point, carpet flooring and doors to bedrooms.

### **Bedroom One**

UPVC double glazed window to the front elevation with views over the field. Finished with carpet flooring, ceiling light point with fan and panelled radiator. Double fronted mirrored wardrobe space.

### **Bedroom Two**

UPVC double glazed window to the rear elevation. Built in cupboard housing boiler, water cylinder and shelving. Deep built in shelf and alcove with clothing rail. Finished with carpet flooring, panelled radiator and ceiling light point.

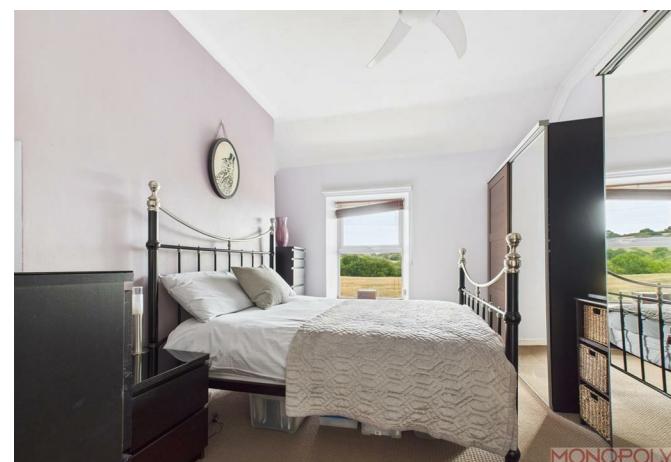
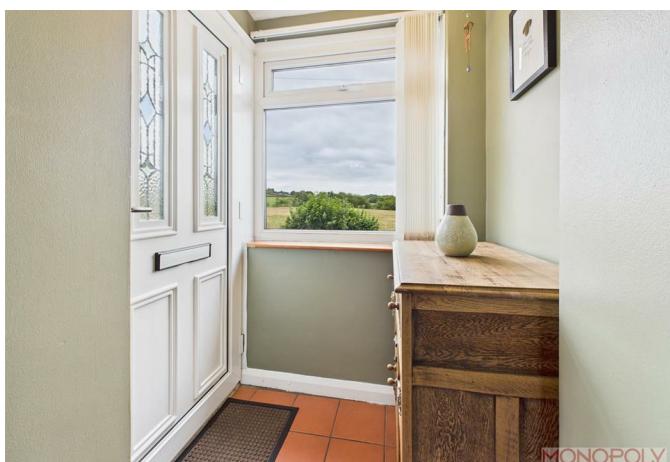
### **Outside**

To the front there is ample on-street parking for the property. Stone steps lead to a front courtyard area giving access to the home. The property enjoys a low-maintenance courtyard garden with raised stone flower beds and steps rising to a generous raised patio area with the added benefit of outdoor power and lighting, ideal for outdoor seating and entertaining. There is a right of way across one neighbouring property providing access for refuse.

### **Workshop**

At the far end of the garden lies a useful stone built workshop, featuring power, lighting, multiple windows allowing in natural light, and ample shelving and storage space.





#### **Additional Information**

The owner has resided at the property for a number of years and has maintained the property during that time. The boiler is 6 years old and has been serviced annually. Some of the furniture is negotiable within the sale. The fireplace in the lounge has a working chimney breast for easy conversion to open fire or log burner.

#### **Important Information**

**MONEY LAUNDERING REGULATIONS 2003** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.









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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Prospective
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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