



2

Wrexham || LL11 3RW

Offers In Excess Of £375,000

MONOPOLY
BUY ■ SELL ■ RENT

MONOPOLY
BUY ■ SELL ■ RENT



2

Wrexham | | LL11 3RW

A fantastic 5 bedroom, 3 bathroom family home set in an elevated position offering stunning far reaching views and located in the village of Coedpoeth. This impressively spacious family home offers well presented and versatile living accommodation to include 2 reception rooms, kitchen/dining room, conservatory, 5 bedrooms, 2 having en-suite shower rooms, ample off road parking and a garage and a feature terrace balcony off the lounge to sit and enjoy the commanding views. The village of Coedpoeth offers a wealth of local amenities including various shops, primary school, doctors and benefits from having excellent access to Wrexham city centre and major road routes for commuting. In brief the property comprises of; hallway, downstairs w.c, lounge, dining room, kitchen/dining room, utility room and conservatory to the ground floor and 5 bedrooms, 2 en-suites and family bathroom to the first floor.

- A fantastic 5 bedroom, 3 bathroom detached family home
- Impressively spacious and versatile living accommodation
- Set in an elevated position with spectacular views
- 2 En-suite shower rooms
- Balcony off the lounge to sit and enjoy the superb far reaching views
- Ample off road parking and single garage
- Popular village location
- MUST BE VIEWED TO BE FULLY APPRECIATED



Hallway

With tiled flooring, stairs off to the first floor, door to storage cupboard.

Downstairs w.c

Fitted with a low level w.c, wash hand basin, tiled flooring, double glazed window.

Lounge

19'6" x 12'9" (5.96m x 3.89m)

Spacious and well presented with an attractive central fireplace with inset living flame gas fire with stone effect surround and mantel, tiled hearth, wood effect flooring, three double glazed windows, double glazed french doors off to the balcony offering stunning far reaching views.

Dining Room

12'10" x 11'11" (3.92m x 3.65m)

Well presented with a double glazed window to the front offering superb far reaching views, wood effect flooring.

Kitchen/Breakfast Room

22'10" x 10'2" (6.97m x 3.10m)

Well appointed with a range of solid oak wall, drawer and base units, granite work surfaces with inset Belfast sink, cooker with double electric oven and grill and 5 ring gas hob, space for a large fridge/freezer, part tiled walls, tiled flooring, dishwasher, double glazed window, french doors into the conservatory, door into the utility room.

Utility Room

11'1" x 7'10" (3.39m x 2.39m)

A good size utility room with plumbing for a washing machine, space for a dryer, work surface with inset stainless steel sink, wood effect flooring, double glazed window, 'Worcester' gas combination boiler.

Conservatory

18'0" x 9'0" (5.49m x 2.76m)

With double glazed windows, french doors off to the rear garden, tiled flooring.

First Floor Landing

With carpeted flooring, access to the loft space.

Bedroom 1

13'10" x 12'7" (4.24m x 3.86m)

Spacious with a double glazed window to the front offering commanding far reaching views, carpeted flooring.

En-Suite

Fitted with a low level w.c with concealed cistern, glass wash hand basin with shelving and units under, double glazed window, fully tiled walls, shower cubicle, wood effect flooring.

Bedroom 2

13'0" x 7'9" (3.98m x 2.38m)

An extension to the original property with a double glazed window to the front with fantastic views, wood effect flooring, 2 built in wardrobes, door to the en-suite.

En-Suite

Fitted with a low level w.c, pedestal wash hand basin, shower cubicle, part tiled walls, tiled flooring, double glazed window.

Bedroom 3

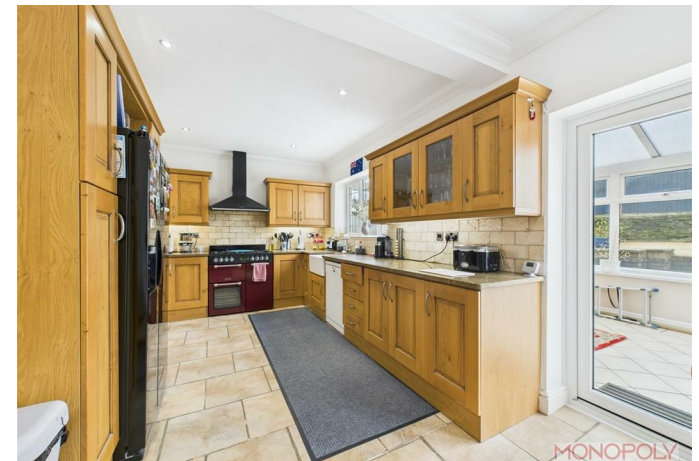
10'6" x 9'11" (3.21m x 3.03m)

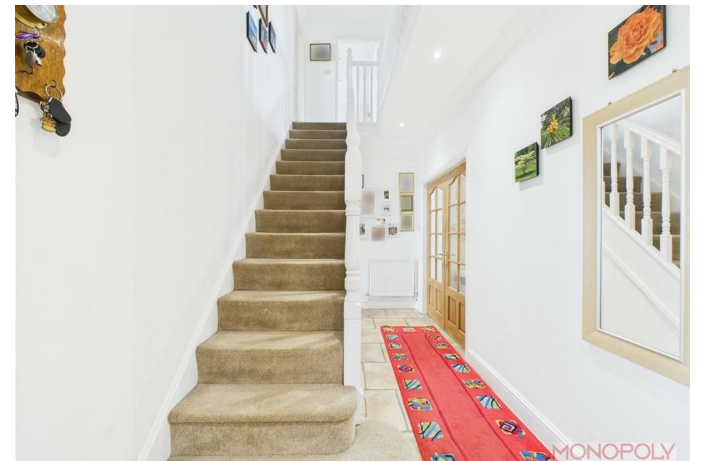
With a double glazed window to the front offering fantastic far reaching views, built in wardrobes, carpeted flooring.

Bedroom 4

10'5" x 7'11" (3.19m x 2.42m)

With a double glazed window to the rear, carpeted flooring.





Bedroom 5

9'2" x 7'6" (2.80m x 2.29m)

With a double glazed window to the rear, carpeted flooring.

Bathroom

10'4" x 6'9" (3.15m x 2.06m)

A spacious bathroom fitted with a low level w.c with concealed cistern, wash hand basin with units under and shelving, bath with shower head attachment, fully tiled walls, wood effect flooring, double glazed window.

Rear Garden

To the rear is a paved patio to the side of the conservatory and steps up to a further stone paved patio and lawned garden bounded in part by a stone wall and feature rockery. There is also gated access to the front of the property.

Front

To the front of the property is an extensive tarmac driveway providing ample off road parking and leading to a single garage with fob operated electric door. To one side of the property is a tiered gravelled area and to the other side are steps up to the front door.

Garage

18'3" x 11'0" (5.58m x 3.37m)

With mains electric, electric door, storage in the eaves.

Important Information

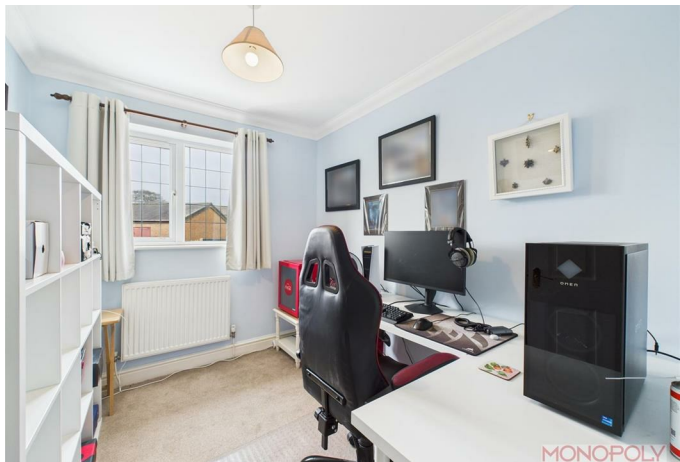
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

Key Property Facts

The key material information can be seen via the web links from which ever property portal the property is viewed.







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2012.44 ft²
186.96 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

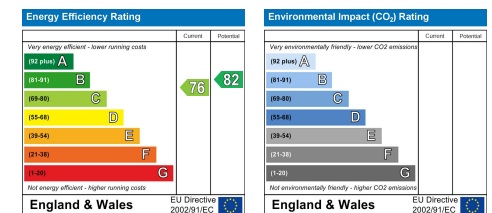
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.













Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT