



6

Wrexham || LL11 3PS

£220,000

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# 6

## Wrexham | LLI | 3PS

Located on Heol Caradoc in Coedpoeth, this delightful three-bedroom semi-detached home is ideal for families seeking modern living space in a pleasant village setting.

The internal accommodation briefly comprises a welcoming entrance hallway, a contemporary kitchen with a central island and a range of integrated appliances, a cosy lounge, and a bright and spacious dining room with triple-aspect windows and French doors opening onto the rear garden. There is also a useful utility room with a downstairs W.C.

To the first floor are two well-proportioned bedrooms, including the principal bedroom with a built-in wardrobe/storage cupboard, along with a family bathroom. A door on the landing leads to stairs rising to the attic room, which provides an excellent third bedroom and benefits from a skylight enjoying fabulous far-reaching views.

Externally, the generous rear garden is mainly laid to lawn and enjoys plenty of sunshine, with a patio area to the bottom and a decked seating area at the top, both ideal for outdoor entertaining while taking in the lovely views. The front garden is paved for ease of maintenance and features a pedestrian access gate.

Coedpoeth is a popular village located around 3 miles from Wrexham, offering a range of convenient local amenities including shops, cafés, pubs, schools and healthcare facilities. The area also benefits from regular bus services and excellent road links to the A483, providing easy access to surrounding areas including Chester, Oswestry and beyond.

- THREE BEDROOM SEMI-DETACHED HOME
- CONTEMPORARY KITCHEN WITH CENTRAL ISLAND
- LOUNGE WITH FEATURE FIREPLACE
- DINING ROOM WITH TRIPLE ASPECT WINDOWS
- WELL-PROPORTIONED BEDROOMS AND ATTIC ROOM
- PRINCIPLE BEDROOM WITH BUILT-IN STORAGE
- FAMILY BATHROOM
- FAR- REACHING VIEWS
- GENEROUS REAR GARDEN WITH DECKING AND PATIO
- POPULAR VILLAGE LOCATION



### Entrance Hallway

A welcoming entrance accessed via a uPVC entrance door, tiled flooring, ceiling light point, radiator, door into downstairs W.C. and utility and opening into kitchen.

### Kitchen

A contemporary kitchen featuring a range of wall, drawer and base units with complimentary worktop over incorporating a Belfast-style sink unit. Integrated appliances to include a dishwasher, oven with five ring gas hob and extractor over and wine fridge. Central breakfast island with matching drawer and base units with worktop over and space for seating. Space for a fridge-freezer, built-in storage cupboard, cupboard housing the wall mounted boiler, ceiling spotlights and under cabinet lighting, radiator, tiled flooring and part tiled walls, uPVC double glazed window to the front elevation and opening into the lounge.

### Utility/Downstairs W.C.

A useful utility room housing a low-level W.C. with dual flush, bowl sink unit with mixer tap over, space and plumbing for a washing machine, heated towel rail, tiled flooring, ceiling spotlights and uPVC double glazed window to the side elevation.

### Lounge

An ample sized, cosy lounge featuring a decorative fireplace set on a slate hearth, modern tall radiator, alcove and door into under stairs storage cupboard, laminate flooring and opening into dining room.

### Dining Room

A character-filled dining space with triple aspect uPVC double glazed windows to the rear and side elevation displaying fantastic views, uPVC double glazed French doors to the rear garden, stone feature wall, three radiators, laminate flooring and stairs rising to the first floor.

### First Floor Landing

Carpeted flooring, ceiling light point, radiator, door into attic staircase and doors off to bedroom one, two and the bathroom.

### Bedroom One

UPVC double glazed window to the front elevation, door into a built in wardrobe/storage cupboard, ceiling light point, radiator and carpeted flooring.

### Bedroom Two

UPVC double glazed window to the rear elevation, ceiling light point, radiator and carpeted flooring.

### Bathroom

A contemporary three piece suite comprising a low-level W.C., hand wash basin set in a vanity unit with mixer tap over and walk-in double sized shower with glazed panel, shower alcove and rainfall shower head over. Heated towel rail, ceiling light point, ceiling spotlights, extractor fan, laminate flooring and uPVC double glazed window to the rear elevation.

### Bedroom Three/Attic Room

An attic conversion making a great third bedroom, featuring a Velux skylight to the rear elevation, doors into eaves storage cupboards, radiator and carpeted flooring.

### Outside

To the front of the property is a pedestrian gate providing access to the front paved garden, where steps lead up to the entrance door. To the side of the property is a gate providing access to the rear, where there is a door to a store and space for bins. The rear garden is a generous size and is mainly laid with lawn. To the top of the garden is a decked area with steps from the dining room, an ideal space for seating. To the bottom of the garden is a patio area with established shrubberies, a further great seating





space which gets a good amount of sun. The garden is bordered by fencing and shrubberies for additional privacy.

#### **IMPORTANT INFORMATION**

\*Material Information interactive report available in brochure section. \*

**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.

#### **MORTGAGES**

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage

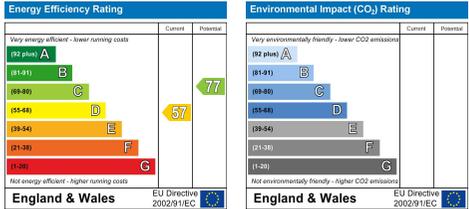




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