



Cae Glas, Wrexham LL11 3PQ

£194,950

An extended 4 bedroom semi-detached property located in the village of Coedpoeth. The property has been extended in the past to produce a downstairs bedroom and shower room with a lounge and kitchen/dining room also to the ground floor. To the first floor are 3 further bedrooms and a bathroom as well as ample off road parking to the front. The village of Coedpoeth offers a wealth of local amenities including numerous shops, primary schools, dentists, doctors and has excellent access to the A483 for commuting. In brief the property comprises of; front porch, lounge, kitchen/dining room, downstairs w.c, bedroom and a shower room to the ground floor and 3 bedrooms and a bathroom to the first floor.

- An extended 4 bedroom semi-detached property
- Extended to produce an extra bedroom and shower room to the ground floor
- 3 further bedrooms and bathroom to the first floor
- Off road parking
- Gas central heating
- VIEWING HIGHLY RECOMMENDED



Front Porch

With 2 double glazed windows, door into lounge

Lounge

4.42m x 3.85m (14'6" x 12'7")

With a double glazed window to the front, central fireplace with inset gas fire, carpeted flooring.

Kitchen/Dining Room

4.86m x 3.01m (15'11" x 9'10")

Fitted with a range of matching wall, drawer and base units, working surface with inset 1 1/2 stainless steel sink and drainer, space for a cooker, plumbing for a dishwasher, space for a fridge/freezer, built in microwave, part tiled/part carpeted flooring, door to a storage cupboard, 2 double glazed windows.

Inner Hallway

With plumbing for a washing machine, door to a downstairs w.c, door off to the side and door off to the rear garden.

Downstairs W.C

Fitted with a low level w.c, wash hand basin.

Bedroom 1

4.64m x 3.44m (15'2" x 11'3")

An extension to the original property, a double bedroom with 2 double glazed windows, carpeted flooring.

Downstairs Shower room

2.19m x 1.43m (7'2" x 4'8")

Fitted with a low level w.c, pedestal wash hand basin, large shower, fully tiled walls, double glazed window.

First Floor Landing

With a double glazed window to the side, carpeted flooring, access to the loft space.

Bedroom 2

3.66m x 2.71m (12'0" x 8'10")

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

Bedroom 3

3.87m x 2.72m (12'8" x 8'11")

With a double glazed window to the front, carpeted flooring, door to a cupboard housing the gas combination boiler.

Bedroom 4

2.76m x 2.07m (9'0" x 6'9")

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

Bathroom

2.03m x 1.66m (6'7" x 5'5")

Fitted with a low level w.c, wash hand basin with vanity unit under, walk in shower, double glazed window.

Rear Garden

To the rear is a paved courtyard and timber garden shed.

Front

To the front is a gravelled garden and a concrete driveway providing off road parking.

Important Information

*Key facts interactive report link available in video tour and brochure sections. *

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



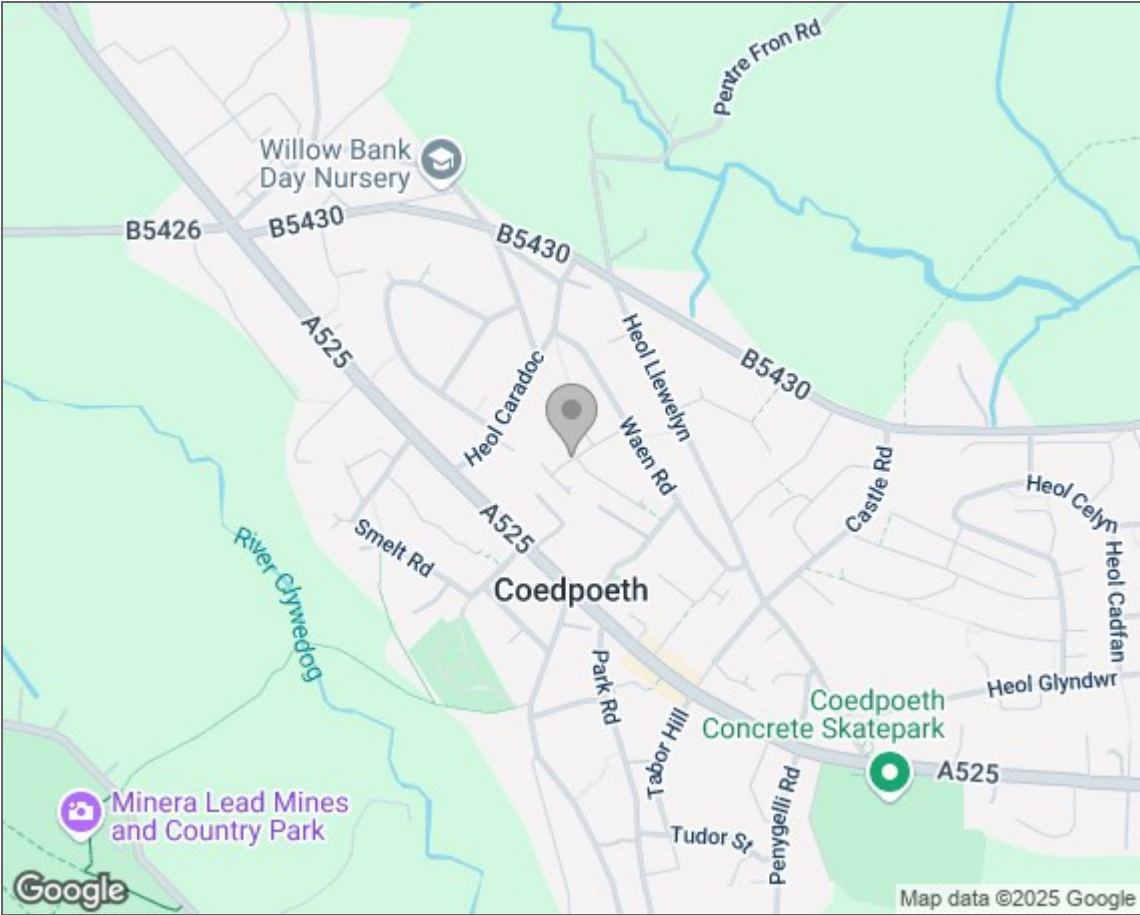
purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised 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.











Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	69		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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