



63

Wrexham | LL11 3PJ

£250,000

**MONOPOLY**  
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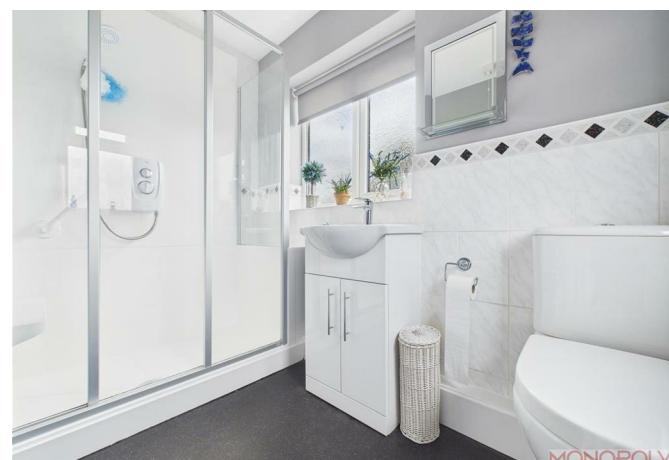
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NO CHAIN! A fantastic opportunity to purchase a 3 bedroom detached property located in the popular village of Coedpoeth. The property offers a well appointed fitted kitchen and shower room, conservatory, 3 bedrooms, as well as off road parking and single garage, all of which can only truly be appreciated when viewing the property. The village of Coedpoeth benefits from an array of local amenities including various shops, primary school, doctors, dentists and has excellent access to major road routes for commuting. In brief the property comprises of; entrance hall, lounge/dining room, kitchen and conservatory to the ground floor and 3 bedrooms and bathroom to the first floor.

- A fantastic opportunity to purchase a 3 bedroom detached property
- Attractive fitted kitchen
- Well appointed shower room
- Conservatory
- Off road parking and single garage
- **VIEWING HIGHLY RECOMMENDED**
- **NO CHAIN!**



### **Entrance Hallway**

With carpeted flooring, door into the lounge/dining room.

### **Lounge/Dining Room**

With a double glazed window to the front, stone effect fireplace with timber mantel and TV Plinth, carpeted flooring, stairs off to the first floor, double glazed sliding doors off to the conservatory.

### **Kitchen**

An attractive fitted kitchen offering a range of matching wall, drawer and base units, wood effect working surfaces with inset stainless steel sink and drainer unit, built in electric double oven and grill, 4 ring gas hob with pink glass splash back, stainless steel extractor fan over, plumbing for a washing machine and dishwasher, wood effect flooring, double glazed window to the rear, opening to a useful under stairs storage cupboard.

### **Conservatory**

A superb extra living space with double glazed windows and french doors off to the rear garden, carpeted flooring.

### **First Floor Landing**

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

### **Bedroom 1**

Well presented with a double glazed window to the rear, fitted wardrobes with sliding mirrored doors, carpeted flooring, fitted dressing table and drawers.

### **Bedroom 2**

A double bedroom with a double glazed window to the front, carpeted flooring, fitted wardrobes with sliding mirrored doors, fitted dressing table and drawers.

### **Bedroom 3**

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

### **Shower Room**

Fitted with a large shower cubicle with fitted seat, wash hand basin with vanity unit under, low level w.c, part tiled walls, 2 double glazed windows.

### **Rear Garden**

To the rear is a predominantly paved garden for easy maintenance with well established planted borders. There is gated access to the front of the property.

### **Front**

To the front is a brick paved driveway providing off road parking and leading to a single garage up and over folding door.

### **Garage**

With up and over folding door, housing the gas combination boiler.

### **Important Information**

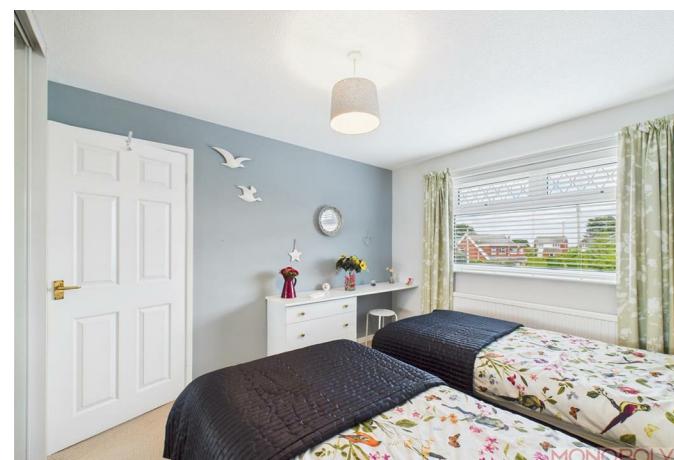
#### **MONEY LAUNDERING REGULATIONS 2003**

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.









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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			
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			
EU Directive 2002/91/EC			





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