



Y Bwthyn

Wrexham | LL11 3UF

£399,999

MONOPOLY®
BUY ■ SELL ■ RENT

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Located in the charming village of Coedpoeth, Wrexham, this extended Four-Bedroom Detached house offers a perfect blend of comfort and style. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining.

The heart of the home features a well-appointed kitchen that flows seamlessly into the dining area, making it ideal for family gatherings. With four generously sized bedrooms, including a main bedroom with an En-suite bathroom, this residence caters to the needs of a growing family or those who enjoy hosting guests.

The two bathrooms ensure convenience for all occupants, while the stunning landscaped rear garden serves as a tranquil retreat, perfect for enjoying sunny afternoons or hosting summer barbecues. The outdoor space is beautifully designed, offering a picturesque setting for relaxation and play.

Parking is a breeze with space for up to five vehicles, making this property not only practical but also highly desirable. The location in a popular village adds to the appeal, providing a sense of community while still being within easy reach of local amenities and transport links.

This delightful home is a rare find, combining modern living with the charm of village life. It is an excellent opportunity for those seeking a spacious and inviting family home in a sought-after area. Do not miss the chance to make this property your own.

- EXTENDED FOUR BEDROOM
- DETACHED HOUSE
- SOUGHT AFTER VILLAGE LOCATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- STUNNING REAR GARDEN
- OFF ROAD PARKING
- GARAGE
- EN SUITE SHOWER ROOM



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed and frosted door with matching side windows, which leads into the entrance hallway.

ENTRANCE HALLWAY

With staircase rising off to the first floor accommodation, laminate flooring, telephone point, radiator, door to the downstairs cloakroom.

DOWNSTAIRS CLOAKROOM

With dual flush low level w.c, wash hand basin set in a vanity unit, UPVC Double glazed and frosted window to the garage.

SNUG/ FAMILY ROOM

Lovely room with UPVC Double glazed windows to the front, radiator, exposed wood flooring, Adam style fireplace with electric fire inset.

LOUNGE

Good sized room with UPVC Double glazed French style doors to the rear garden, with matching side windows, part wood block flooring, part laminate flooring, two radiators, recessed fireplace with electric fire inset.

KITCHEN/ BREAKFAST ROOM

Stunning kitchen, comprising of a good range of wall and base cupboards with complementary worktop surfaces, incorporating one and half bowl inset stainless steel sink unit with mixer tap, Integral dishwasher, built in four ring electric hob, oven/grill with extractor hood above, space for fridge freezer, UPVC Double glazed window to the rear, display cabinet, UPVC Double glazed French style doors to the rear garden, UPVC Double glazed and frosted door to the rear, door to utility room.

UTILITY ROOM

With plumbing for washing machine, UPVC Double glazed window to the rear.

FIRST FLOOR LANDING

With access to the loft space, doors leading off to the bedrooms and bathroom

MAIN BEDROOM/ DRESSING AREA

Extensive Dual aspect room comprising of UPVC Double glazed window to the rear, radiator, two steps leading down to the en-suite and dressing area. IN DRESSING AREA: With three UPVC Double glazed windows to the front, spotlights to the ceiling, door to the en-suite shower room.

EN SUITE SHOWER ROOM

Comprising of shower cubicle, wash hand basin set in a vanity unit, dual flush low level w.c., spotlights to the ceiling, Chrome ladder style radiator/ towel rail, electric shaver socket, UPVC Double glazed and frosted window to the side.

BEDROOM TWO/ DRESSING ROOM AREA

Another good sized room, with built in wardrobes, radiator, steps down to the dressing area
DRESSING ROOM AREA: With UPVC Double glazed window to the rear, with radiator beneath,

BEDROOM THREE

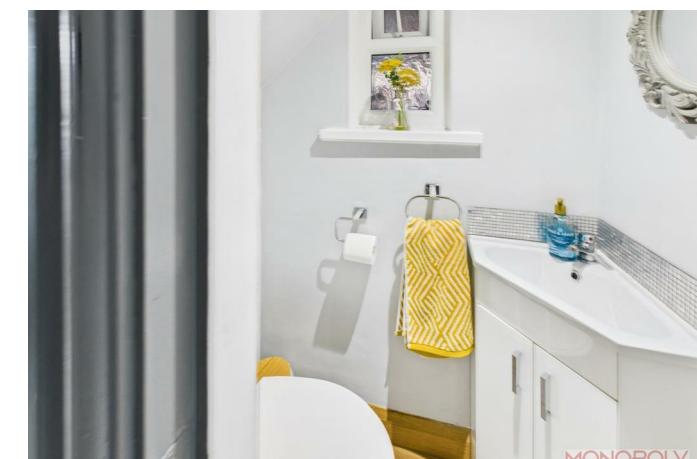
With UPVC Double glazed window to the front with radiator beneath, carpeted flooring.

BEDROOM FOUR

UPVC Double glazed window to the front with radiator beneath, carpeted flooring.

FAMILY BATHROOM

Comprising of P Shaped bath with shower over, dual flush low level w.c., wash hand basin set in a vanity unit, UPVC Double glazed and frosted window to the rear, spotlights to the ceiling, radiator.





OUTSIDE TO THE FRONT

The property is approached via driveway to the front with off road parking for four to five vehicles.

OUTSIDE TO THE REAR

Stunning landscaped garden to the rear, comprising of a feature paved patio area with step to further patio/sitting area, which overlooks the lawned garden with floral borders housing an array of flowers, mature plants and shrubs. There is a garden shed and the boundaries are a mixture of small brick wall and mature hedges.

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.

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 PETE on 07907 419605 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

ADDITIONAL INFORMATION

Please see Material information for buyers in Web Link.





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Energy Efficiency Rating		Current	Provision
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 ₂) Rating		Current	Provision
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			

EU Directive 2002/91/EC



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