



18

Wrexham || LL11 3TD

£150,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

MONOPOLY

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Wrexham | | LLI | 3TD

Situated within the popular village of Coedpoeth, this well-presented one bedroom end-terraced home is offered for sale with the added benefit of no onward chain, making it an ideal first-time purchase or investment opportunity. In brief, the accommodation comprises a living room, kitchen, dining room, double bedroom and bathroom. Externally, the property boasts excellent outdoor space, with a driveway to the front and generous, well-established gardens to the rear. The rear garden features two paved patio areas, a timber-built summer house, lawn and mature planting, along with attractive views towards the surrounding hills and countryside. Park Road is conveniently located within Coedpoeth, a well-established village offering a range of amenities within walking distance, including shops, schools, eateries and medical facilities. Wrexham city centre is approximately a 10-minute drive away, while the nearby A483 provides excellent transport links to Chester, Oswestry and the wider North West. The area also offers a variety of scenic countryside walks, enhancing its appeal.

- ONE BEDROOM STONE COTTAGE FOR SALE
- GENEROUS GARDEN AREA WITH MOUNTAIN VIEWS
- TWO RECEPTION ROOMS - LIVING AND DINING AREA
- KITCHEN
- DOUBLE BEDROOM
- BATHROOM WITH FREESTANDING BATH
- CHARACTER FEATURES
- DRIVEWAY
- SOUGHT AFTER VILLAGE LOCATION



Living Room

UPVC double glazed window to the front, log burner set on a slate hearth with wooden mantel, built in storage cupboards, beamed ceiling, wooden laminate flooring, radiator, ceiling light point, two wall lights and door into kitchen.

Kitchen

Housing a range of wall, drawer and base units with complimentary work surface over incorporating a circular sink unit and mixer tap. Integrated appliances to include electric oven and gas hob. Under stairs storage, window to the side, stairs to first floor, ceiling light point, arch into dining room and opening.

Dining Room

UPVC double glazed French doors to the rear with two windows either side. Wooden laminate flooring, panelled radiator and ceiling light point.

Landing

Stairs from the kitchen to the landing area with ceiling light point and doors to bedroom and bathroom.

Bedroom

UPVC double glazed window to the front, original wooden flooring, feature ornate cast iron fireplace, radiator and ceiling light point.

Bathroom

Three piece suite comprising low-level WC, wash hand basin set on vanity unit and freestanding roll-top bath with traditional shower over. Original flooring, built in storage, radiator, ceiling light point and uPVC double glazed window to the rear.

Outside

A particular feature of this property. To the front there is a driveway. The rear garden has exceptional

views and comprises of a paved patio area where a step leads down a pathway with established shrubberies and trees either side. There is a further lawned garden to the far end of the garden with a paved and decorative stone area, and a timber built summer house. There is a mixture of fencing, hedging and stone walling to the boundaries adding security and privacy.

Additional information

The gas combination boiler is four years old. Some improvements have been made to the home including adding a log burner and changing the bathroom.

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



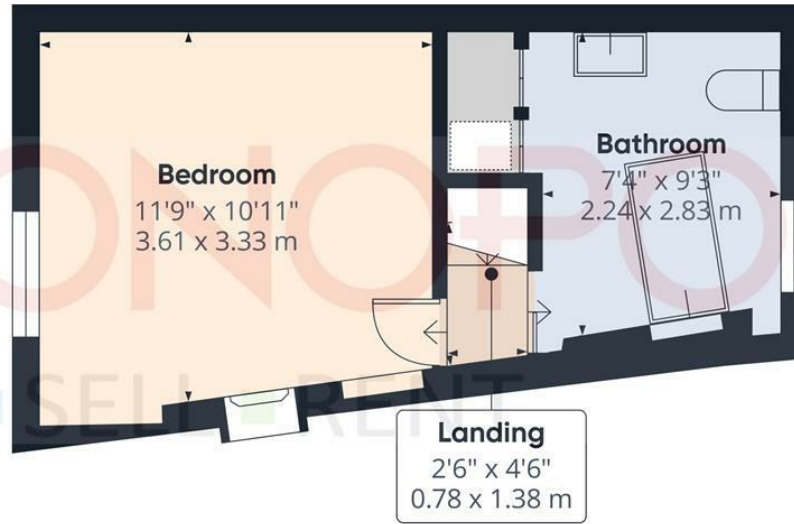


distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.





Ground Floor



Floor 1



Approximate total area⁽¹⁾
523 ft²
48.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

MONEY LAUNDERING REGULATIONS 2003

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Energy Efficiency Rating		Current	Future
Very energy efficient - lower running costs	(92-100) 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Future
Very environmentally friendly - lower CO ₂ emissions	(82-91) A		
(61-81) B			
(39-60) C			
(25-38) D			
(16-24) E			
(11-15) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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