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Wrexham || LL11 3YB

£250,000

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Situated within the popular village of Coedpoeth, this extended three bedroom semi-detached family home is offered for sale with the added benefit of no onward chain. The property has been enhanced by a two-storey rear extension, creating a spacious open plan kitchen/dining area and an impressive principal bedroom suite with dressing area and en-suite facilities. In brief, the accommodation comprises an entrance hallway, spacious lounge with office area, and a modern open plan kitchen/dining room, providing flexible ground floor accommodation to suit a range of buyers.

To the first floor, the landing leads to three bedrooms and a family bathroom. The principal bedroom benefits from an additional double-room sized area, ideal for use as a dressing room, nursery or further reception space, along with an en-suite shower room. Externally, the property benefits from a detached garage, front garden and a driveway running alongside the home providing off-road parking. To the rear is a pleasant garden featuring decking and lawned areas, ideal for outdoor seating and family use.

Bryn Hyfryd is conveniently located within Coedpoeth, a well-established village offering a range of amenities within walking distance including shops, eateries and medical facilities. The surrounding area is renowned for its scenic countryside, with nearby walks through Minera, Bwlchgwyn and the surrounding hills. Wrexham city centre is just a short drive away, while the nearby A483 provides excellent transport links to Chester, Oswestry and the wider North West.

- THREE BEDROOM SEMI-DETACHED HOME
- EXTENDED TO THE REAR
- ENTRANCE HALLWAY
- SPACIOUS LIVING ROOM/OFFICE SPACE
- MODERN KITCHEN/DINING AREA
- PRINCIPAL BEDROOM WITH DRESSING AREA AND EN-SUITE
- TWO ADDITIONAL BEDROOMS
- FAMILY BATHROOM
- GARAGE, GARDENS AND DRIVEWAY
- SOUGHT AFTER RESIDENTIAL LOCATION OF COEDPOETH



Entrance Hall

UPVC double glazed door with frosted side panel leads into entrance hallway with stairs to first floor, under-stairs storage cupboard, LVT wood effect flooring, panelled radiator, ceiling light point, doors to living room and kitchen/dining area.

Living Room

UPVC double glazed window to the front elevation. Wall mounted gas fire, carpeted flooring, opening into office space with two ceiling light points, two panelled radiators and wooden glazed French doors to extended dining area.

Open Plan Kitchen/Dining Area

Housing a range of modern wall, drawer and base units with complimentary work surface over incorporating a 1.5 composite sink unit with mixer tap over. Integrated appliances include fridge, freezer, washing machine, oven, hob and extractor above. Tiled flooring, recessed LED lighting, under-cabinet lighting, kickboard heater, panelled radiator, opening into dining area with space for table, ceiling light point, uPVC double glazed French doors to rear, uPVC double glazed window to rear and additional uPVC double glazed door to the side.

Landing Area

UPVC double glazed window to the side elevation, access to partly boarded loft, ceiling light point, panelled radiator, doors to three bedrooms and family bathroom.

Principal Bedroom with Dressing Room

Extended principal bedroom with uPVC double glazed window to the rear elevation. Housing a range of both fitted wardrobes and drawers. Carpet flooring, two ceiling light points, panelled radiator and door into en-suite.

En-suite

Three piece suite comprising low-level WC, wash hand basin and walk in mains shower with glass screen. Recessed LED lighting, extractor, heated towel rail, tiled floor, tiled walls and uPVC double glazed frosted window to the rear elevation.

Bedroom Two

UPVC double glazed window to the front elevation. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the front elevation. Housing a range of fitted furniture including wardrobe, drawers and bed base with storage. Carpet flooring, ceiling light point and panelled radiator.

Bathroom

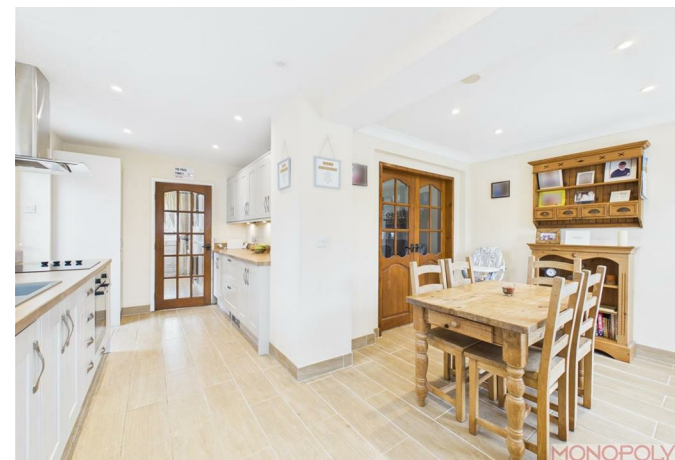
Three piece suite comprising low-level WC, pedestal wash hand basin and bath with traditional style taps and shower head. Spacious built in cupboard with clothing rail and combination boiler. Tiled flooring, tiled walls, wooden laminate flooring, radiator, ceiling light point and uPVC double glazed frosted window to the side elevation.

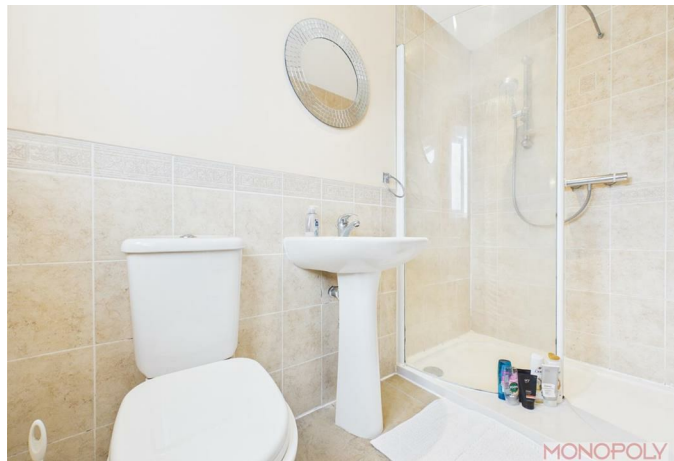
Detached Garage

Longer than average detached garage with up and over door, additional side access, built in units, power and lighting.

Outside

To the front there is a lawned garden area bound by brick walling with a block paved pathway leading to the entrance. A tarmac driveway with space for four vehicles leads alongside the property to the garage. There is a timber gate providing access to the rear garden area which has been thoughtfully





landscaped including decked area, lawned garden, lighting and fencing to the boundary for security and privacy. Additionally there is an outside tap to the side of the property.

Additional Information

The vendor has resided in the property for 22 years and during that time has maintained and improved the home. A first floor extension was added creating the spacious principal bedroom with an additional en-suite. The combination boiler was replaced in December 2025. The gas fire is in working order and has been serviced each year.

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.









Approximate total area⁽¹⁾

1093 ft²
101.7 m²

(1) Excluding balconies and terraces

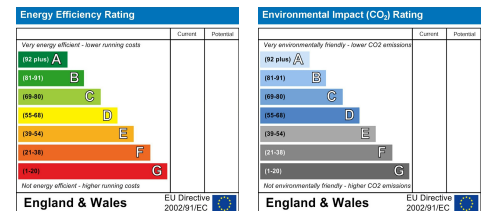
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

MONEY LAUNDERING REGULATIONS 2003

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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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