



6

Coedpoeth | Wrexham | LL11 3RR

£114,9

# 6

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Nestled in the charming village of Coedpoeth, Wrexham, this Two-Bedroom stone cottage on Tudor Street offers a unique opportunity for those seeking a project to make their own. With its traditional character and quaint appeal, this property is perfect for individuals or families looking to embrace village life while being just a short distance from local amenities.

The cottage features two reception rooms, providing space for relaxation and entertaining. The two Bedrooms are well-proportioned. The bathroom, presents an opportunity for modernisation, allowing you to tailor the space to your personal taste.

While the cottage is in need of some modernisation, this presents a wonderful chance to infuse your own style and preferences into the home. Whether you envision a contemporary update or wish to preserve its traditional charm, the possibilities are endless.

In summary, this two-bedroom stone cottage in Coedpoeth is a fantastic opportunity for those looking to create their dream home in a picturesque village setting. With its character, potential, and convenient parking, this property is not to be missed.

- TWO BEDROOM
- STONE COTTAGE
- GARDENS TO SIDE AND REAR
- VILLAGE LOCATION
- IN NEED OF MODERNISATION
- GARAGE
- DRIVEWAY TO THE REAR WITH OFF ROAD PARKING



## ACCOMMODATION TO GROUND FLOOR

The property is accessed via a hardwood front door which leads into the lounge.

### LOUNGE

12'0" x 10'11" (3.68m x 3.33m)

UPVC Double glazed window to the front, electric radiator, door leading off to the dining room, stone built open fireplace.

### DINING ROOM

10'7" x 8'9" (3.244m x 2.680m)

With electric radiator, staircase rising off to the first floor accommodation.

### KITCHEN

12'1" x 4'9" (3.694m x 1.450m)

Comprising of wall and base cupboards, worktop surfaces, stainless steel sink unit, plumbing for washing machine, UPVC Double glazed window to the rear, door to the rear hallway.

### REAR HALLWAY

With airing cupboard, UPVC Double glazed and frosted door to the rear, sliding door to the bathroom.

### BATHROOM

With panel enclosed bath with shower above, pedestal wash hand basin low level w.c., UPVC Double glazed and frosted window to the side.

### GARDEN ROOM x 2

26'11" x 10'3" (8.21m x 3.13m)

With windows to the side and rear, door leading to side garden.

### BEDROOM ONE

12'3" x 10'11" (3.75m x 3.33m)

With UPVC Double glazed window to the front, electric radiator

### BEDROOM TWO

10'2" x 8'9" (3.10m x 2.67m)

UPVC Double glazed window to the rear, electric radiator.

### OUTSIDE

There is a driveway to the rear accessed via ranch style gate and which gives access to the garage. There is a lawned garden with patio to hardstanding sitting area to the side garden.

## 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.

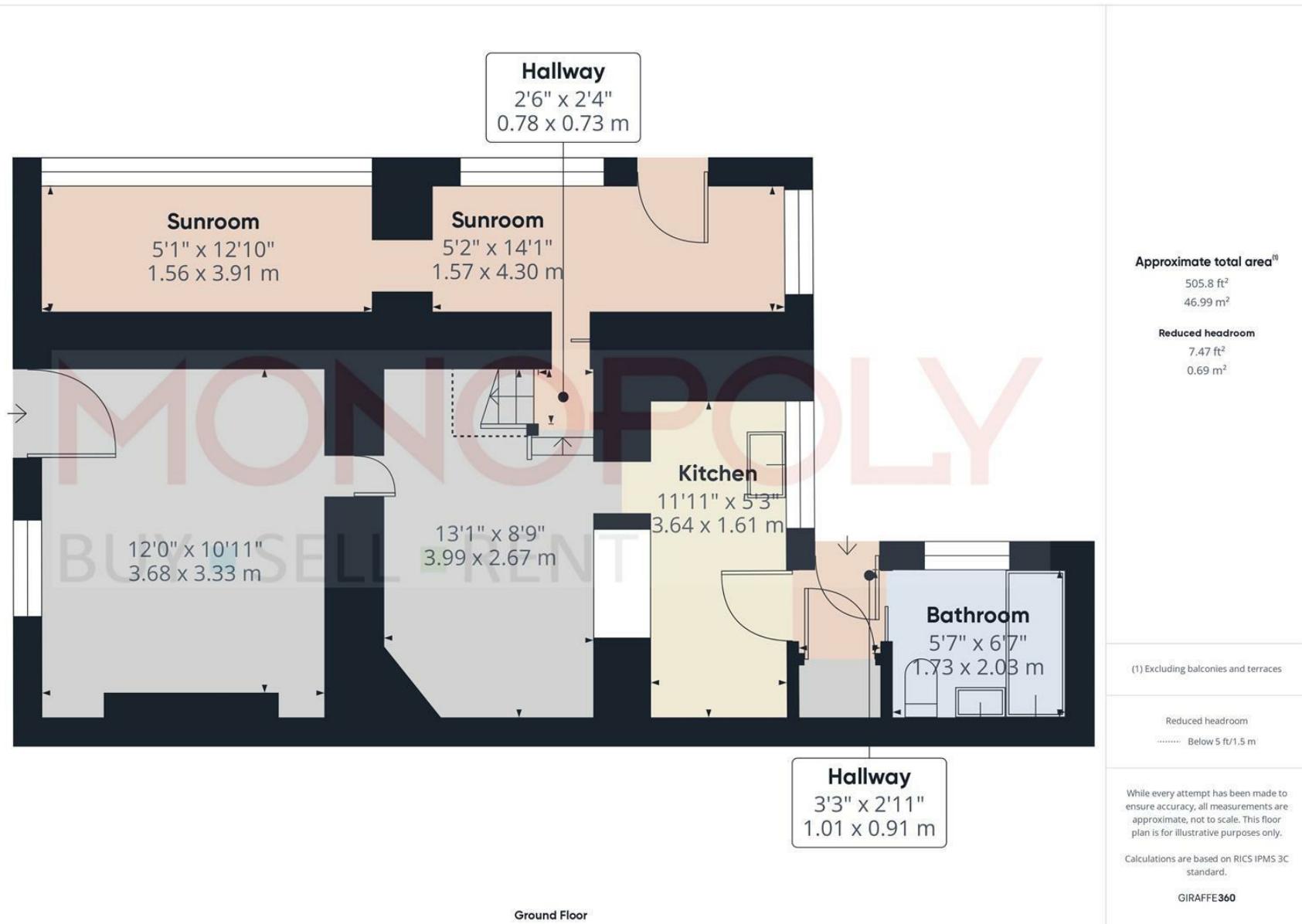
Your home maybe repossessed if you do not keep up repayments on your mortgage

## ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.







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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(92 plus) A	B		86
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		22
(21-38) F	G		
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Prospective
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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