



Talwrn Road, Wrexham LL11 3PG

Offers In Excess Of £250,000

An attractive and spacious four bedroom semi-detached situated in the semi rural village of Coedpoeth with brilliant countryside views. Originally two cottages the property was upgraded approximately 10 years ago to include a full rewire. There is easy access to Wrexham centre, the A483 and motorway network beyond. The generous internal accommodation briefly comprises; entrance hall, spacious lounge/diner with views, kitchen/breakfast room, ground floor bathroom, four bedrooms and upstairs WC. Externally there is a walled rear garden predominately laid to lawn plus brick built outdoor store. There is the added benefit of a shared driveway to the side with a front raised garden area. Coedpoeth itself has an array of local amenities to include shops, eateries and is just a short drive away from areas of outstanding natural beauty.

- SPACIOUS FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- COUNTRYSIDE VIEWS
- KITCHEN/BREAKFAST ROOM
- PLEASANT GARDENS
- EXCELLENT TRANSPORT LINKS
- SEMI-RURAL VILLAGE LOCATION
- SPACIOUS LOUNGE DINING AREA
- DOWNSTAIRS BATHROOM PLUS ADDITIONAL WC
- STORAGE OUTBUILDING
- CLOSE TO AREA OF OUTSTANDING NATURAL BEAUTY



Entrance hallway

Newly fitted composite front door into entrance hallway with entrance matting, solid oak flooring, ceiling light point and beamed ceiling and timber door opening to lounge.

Lounge/Diner

7.67x 3.45 max incl hallway (25'2"x 11'4" max incl hallway)

Solid oak flooring, two uPVC double glazed windows to front with countryside views, beamed ceiling, seven wall uplighters, ceiling light point, two panelled radiators and wooden door into kitchen.

Kitchen/Breakfast Room

7.72x 3.35 max incl stairs (25'4"x 11'0" max incl stairs)

Housing a range of wall, drawer and base units with a complimentary worktop and decorative tiled splashback. Integrated 'Bosch' oven, integrated 'Bosch' gas hob with extractor over. Space for fridge/freezer, space and plumbing for washing machine, dishwasher and tumble dryer. Inset 1 1/2 stainless steel sink/drainage, wall mounted gas combi boiler, window to rear and riven faced slate tiled flooring. Space for table and chairs, glazed UPVC external door to rear, door to bathroom and stairs to first floor.

Downstairs Bathroom

3.76x 1.78 (12'4"x 5'10")

Four piece white suite comprises panel bath, low level WC, pedestal wash hand basin and separate enclosed mains shower. Tiled flooring and walls, radiator and built in storage. UPVC double glazed frosted window to the rear side elevation.

First Floor Landing

Carpet flooring, attic hatch and doors to four bedrooms and WC.

Master bedroom

3.73x 3.43 max (12'3"x 11'3" max)

Original wood flooring, UPVC double glazed window to front with countryside views, ceiling light point and panelled radiator.

Bedroom Two

3.71x 2.97 (12'2"x 9'9")

UPVC double glazed window to rear, overlooking garden area. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

3.84x 2.46 (12'7"x 8'1")

UPVC double glazed window to the front elevation with countryside views, wooden flooring, ceiling light point and panelled radiator.

Bedroom Four

3.02x 1.91 (9'11"x 6'3")

UPVC double glazed window to the rear elevation overlooking garden area. Carpet flooring, ceiling light point and panelled radiator.

WC

3.02x 0.91 (9'11"x 3'0")

Two piece suite comprising pedestal wash hand basin and WC, chrome ladder towel radiator, tiled flooring, skylight window to rear and built in storage space over stairs.

Outside

To the front there are stone steps up to the front door from pavement with lawn to side. To the side of the property is a shared driveway with space for one vehicle and wooden gate leading to the rear. The property offers a pleasant rear garden area including a stone slabbed patio adjacent to the house, steps up to lawned area, raised beds to rear with a cherry tree, brick built outdoor store, walls to side and rear as well as laurel hedging to the left.



Additional Information

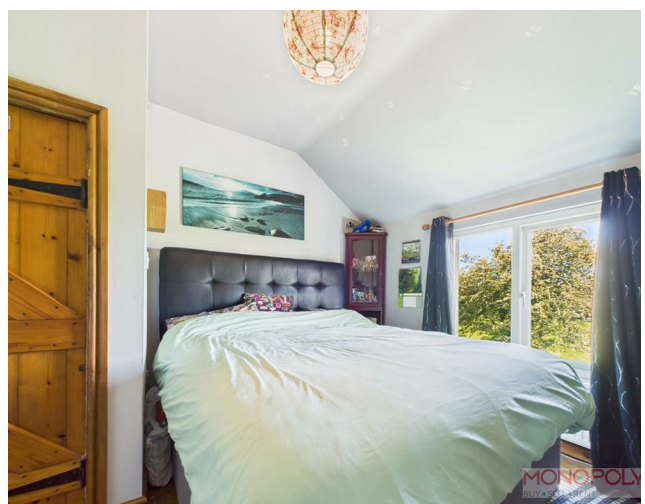
Gas central heating and UPVC double glazing. Loft Insulation. Solid wood doors throughout internal accommodation. There is space for one vehicle on drive and additional on-street parking.

Important Information

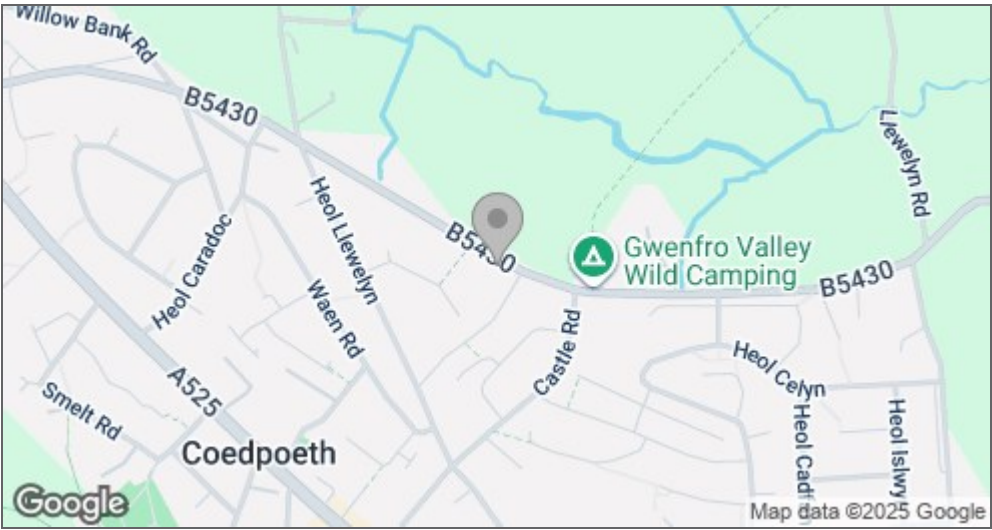
MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



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.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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