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Coedpoeth | Wrexham | LL11 3NU

Offers In The Region Of £170,000

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Situated on Castle Road in Coedpoeth, Wrexham, this two bedroom semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking to downsize. Upon entering, you will find a welcoming reception room that serves as a perfect space for relaxation or entertaining guests. The layout is both practical and appealing, ensuring that every corner of the home is utilised effectively. The modern bathroom is conveniently located, catering to the needs of the household with ease. Outside, the property offers parking for one vehicle, providing a practical solution for those with a car. To the rear is a low maintenance garden. The surrounding area of Coedpoeth is known for its community spirit and picturesque surroundings, making it a lovely place to call home. Ideally located to access the stunning surrounding countryside including Nant Mill, Minera Lead Mines Country Park, Minera/Esclusham Mountain and World's End. The village of Coedpoeth is only a short distance away and provides a range of amenities and facilities. Furthermore the the A483 is only three miles away providing excellent access to North Wales, Shropshire and the North West of England. "VIEWING HIGHLY RECOMMENDED!"

- A TWO BEDROOM SEMI DETACHED HOUSE
- SPACIOUS LOUNGE/DINER
- FITTED KITCHEN
- STYLISH MODERN BATHROOM
- LOW MAINTENANCE REAR GARDEN
- OFF ROAD PARKING
- FAR REACHING VIEWS TO THE FRONT ELEVATION
- POPULAR VILLAGE LOCATION
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING



Entrance Porch

Upvc entrance door, laminate flooring, door to lounge/diner.

Lounge/Diner

Carpet, decorative fireplace with stone hearth and timber surround, windows to front and side, door to kitchen, stairs to first floor.

Kitchen

Fitted range of wall and base units, complementary worktops, four ring gas hob, extractor, single oven, stainless sink/drain, mixer tap, spaces for washing machine and fridge/freezer, tiled splashback, chrome towel rail, external door to rear.

First Floor Landing

Carpet, doors to two bedrooms and bathroom.

Bedroom One

Carpet, window to rear, over stairs storage cupboard.

Bedroom Two

Carpet and a window to front with far reaching views.

Bathroom

P shape bath with shower over, wc, hand wash basin set in a vanity unit, chrome towel radiator, laminate flooring, window to side, aqua panel splash back, spotlights, extractor, wall mirror with lighting.

Outside

Externally, there's a small garden area to the front, and a private driveway to the side of this providing convenient off-road parking. Access alongside the property to a rear garden with a patio, a well-kept outdoor area complete with raised beds, and slate chip seating area, Ideal for those looking for a low-maintenance garden.

IMPORTANT INFORMATION

Material Information interactive report available in brochure section.

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.

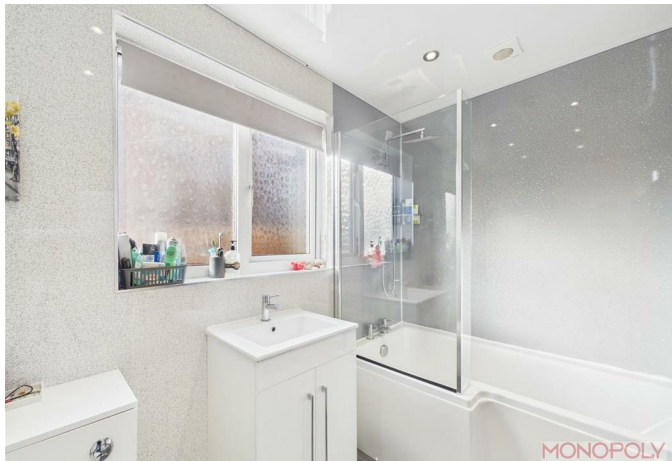
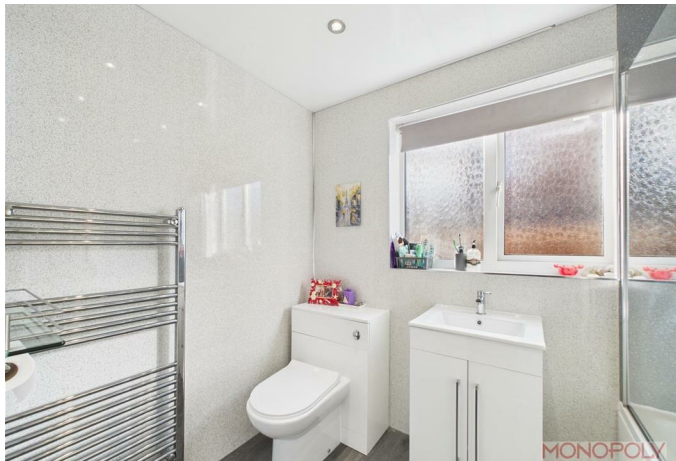
THE PROPERTY MISDESCRIPTIONS ACT 1991

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 01978 800186 to find out



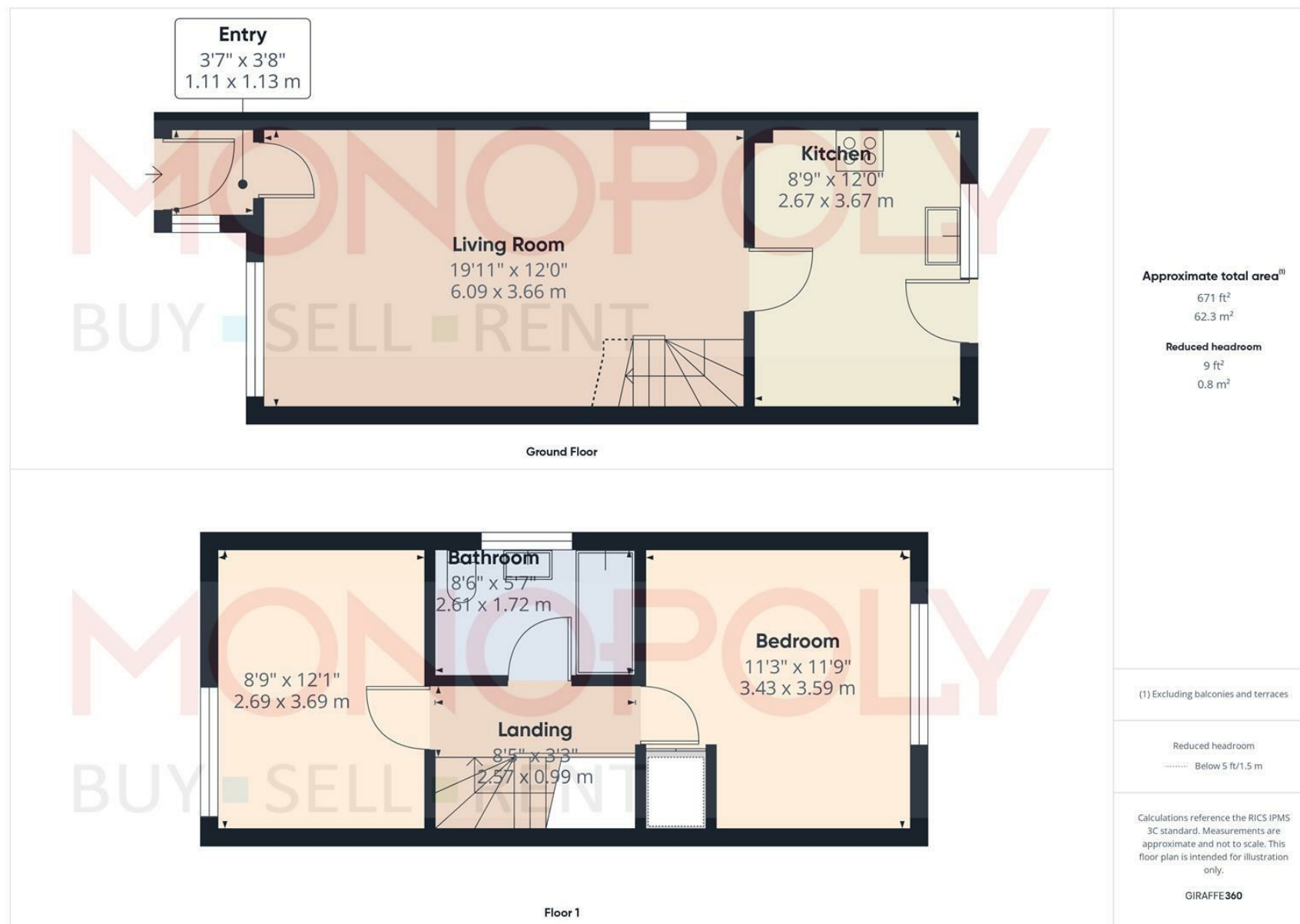


more.

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



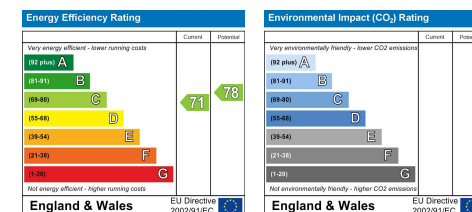


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