



6 Bronwen Terrace

Wrexham | LL11 3LP

£150,000

MONOPOLY
BUY ■ SELL ■ RENT



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NO CHAIN. This charming 2-bedroom stone cottage is a delightful blend of character and comfort, offering a warm and inviting atmosphere throughout. Nestled in the popular village of Coedpoeth, the cottage boasts traditional original features that enhance its timeless appeal, including a beautiful Inglenook fireplace that serves as the focal point of the cozy living room. The property benefits from 2 reception rooms, 2 bathrooms, cellar and has an area for parking for 1 car to the rear of the property. The village of Coedpoeth offers a wealth of local amenities including various shops, primary school, doctors and has excellent access to Wrexham city centre and the A483 for commuting.

- A charming 2 bedroom terrace stone cottage
- Two Reception rooms
- Two Bathrooms
- Cellar
- Off road parking for 1 car to the rear
- Fantastic original features
- MUST BE VIEWED TO BE APPRECIATED
- NO CHAIN



Hallway

With wood effect flooring, stairs off to the first floor.

Dining Room

11'2" x 10'1" (3.41m x 3.08m)

With a double glazed window to the front, feature open fireplace with tiled hearth and timber mantel, carpeted flooring.

Lounge

14'7" x 11'3" (4.45m x 3.45m)

Superbly presented with a fantastic brick Inglenook fireplace with stone bressumer and feature stove, double glazed window to the rear, wood effect flooring, door to the cellar.

Kitchen

7'9" x 6'1" (2.38m x 1.87m)

Fitted with a range of matching wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, built in electric oven, 4 ring gas hob with extractor fan over, plumbing for a washing machine and dishwasher, part tiled walls, double glazed window, wood effect cushioned flooring.

Rear Porch

With wood effect cushioned flooring, door to a cupboard housing the wall mounted gas combination boiler, HIVE heating control, door to the rear garden and door to the bathroom.

Bathroom

6'10" x 5'5" (2.09m x 1.67m)

Fitted with a modern suite comprising of a low level w.c, wash hand basin with vanity unit under, bath with 'Rainforest' style shower head and smaller attachment over, easy clean wall panelling, double glazed window.

Cellar

10'3" x 9'8" (3.14m x 2.95m)

A superb extra space, ideal for extra storage and potential to convert into a useable room with the necessary building regulations.

First Floor Landing

A small landing with doors off to both bedrooms.

Bedroom 1

14'6" x 10'2" (4.42m x 3.10m)

A spacious and well presented bedroom with a double glazed window to the front, attractive cast iron fireplace, carpeted flooring.

Bedroom 2

11'2" x 10'0" (3.41m x 3.07m)

A good size double bedroom with a double glazed window to the rear, wood effect flooring, built in storage cupboard with access to the loft space, door to the en-suite.

En-suite Shower room

Fitted with a low level w.c, pedestal wash hand basin, shower cubicle.

Rear Courtyard

To the rear is an enclosed paved patio with a gate opening to an area where there is off road parking for 1 car.

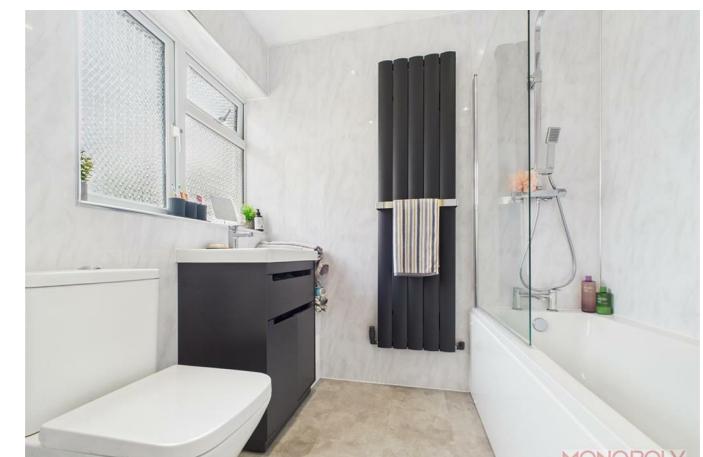
Front

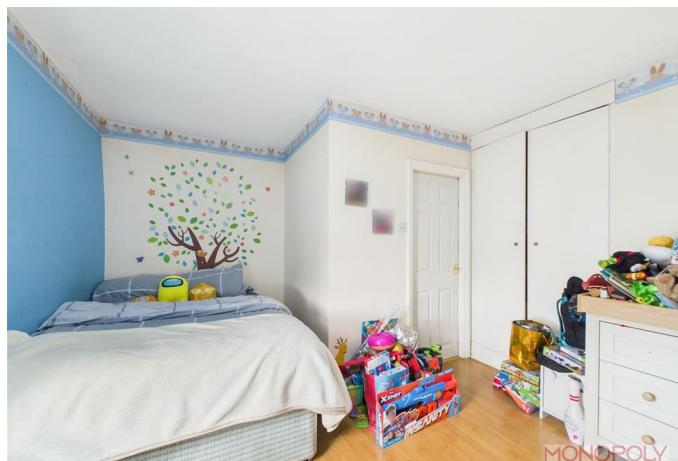
To the front is a raised gravelled area and concrete pathway to the front door.

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.

Key Property Facts

The key material information can be seen via the web links from which ever property portal the property is viewed.





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Energy Efficiency Rating		Current	Points
Very-energy efficient - lower running costs			
(D) plus	A		
(D1-11)	B		
(D9-81)	C		
(S5-54)	D	67	75
(S9-54)	E		
(T1-18)	F		
(T4-99)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2012/27/EC	

Environmental Impact (CO₂) Rating

Very environmentally friendly – lower CO₂ emissions

Not environmentally friendly – higher CO₂ emissions

Rating	Current	Present
(R2 plus) A	Very environmentally friendly – lower CO ₂ emissions	Current
(B1-B1)	B	Present
(B9-B8)	C	
(S5-S4)	D	
(S9-S4)	E	
(21-13)	F	
(1-2)	G	

EU Directive 2002/81/EC

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