

# Town & Country

Estate & Letting Agents

High Street, Coedpoeth, Wrexham

Offers In The Region Of  
£139,950

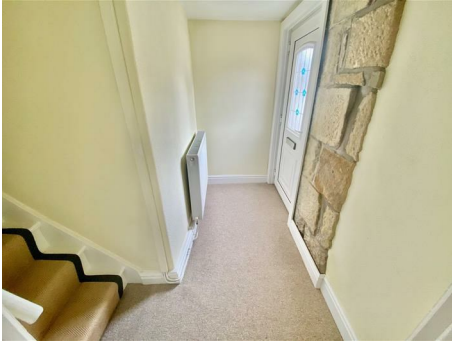


Located in the centre of Coedpoeth this two bedroom property benefits from a recently installed gas central heating boiler along with UPVC double glazing. In brief this property comprises of an entrance hall, a generously sized living room, a kitchen, first floor landing offering access to both bedrooms the smaller of which provides access to the bathroom. Externally a parcel of land is located to the rear of the property is included in the purchase.

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## ENTRANCE HALL

The property is entered through a UPVC double glazed front door which opens to an entrance hall with a radiator and stairs rising to the first floor accommodation and door off opening to the main living room.



## LIVING ROOM

17'10 x 12'6

The living room features a window that faces the front elevation, a radiator, a fitted cabinet housing a recently installed consumer unit and a stone fireplace.



## KITCHEN

8'8 x 6'

The kitchen is installed with wall and base units. There is a light wood grain effect work surface space which houses a stainless steel double drainer sink unit. Other features of the kitchen include a window that faces the side elevation, space for a cooker and plumbing for a washing machine and a door that opens to the rear hallway.

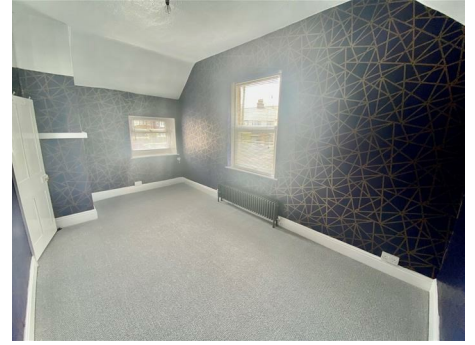
## REAR HALLWAY

7'4 x 6'4

The rear hallway features quarry tiled flooring, a radiator, partially tiled walls, a window that faces the rear elevation, a fitted cupboard housing the recently installed Worcester gas combination boiler and a UPVC double glazed door opening to the rear of the property.

## FIRST FLOOR LANDING

The first floor landing features a window that faces the rear elevation and doors that open to both bedrooms.



## BEDROOM ONE

15'6 x 8'7

This room is a double aspect room with windows that face the front and side elevation.



## BEDROOM TWO

10' x 8'7

This room features a window that faces the side elevation, a radiator and loft access.



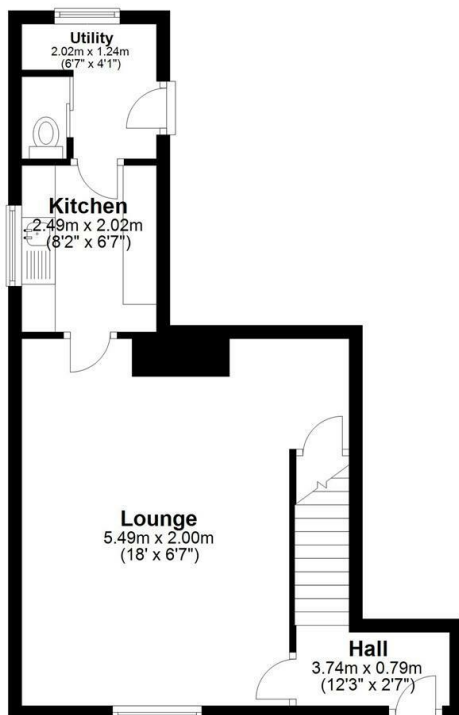
## BATHROOM

The bathroom is installed with a white suite comprising of a panel bath, a thermostatic shower, a low level WC, a

radiator and a window that faces the rear elevation.

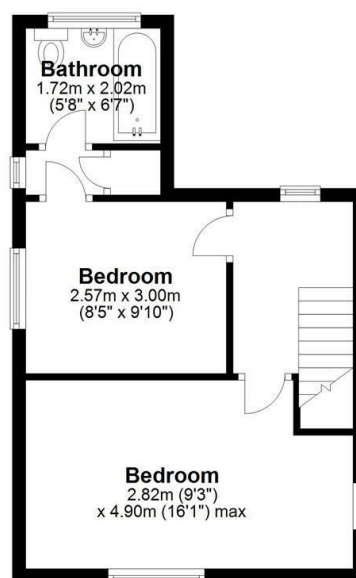
### Ground Floor

Approx. 38.0 sq. metres (409.4 sq. feet)



### First Floor

Approx. 32.1 sq. metres (345.7 sq. feet)



Total area: approx. 70.1 sq. metres (755.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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