

# Town & Country

Estate & Letting Agents

Cae Glas, Coedpoeth, Wrexham

£195,000



Situated on an generous corner plot within this sort after village, this three bedroom semi detached property can be purchased with the benefits of no onward chain. With gas central heating and UPVC double glazing the property itself comprises an entrance hall, living room, kitchen/dining room with a rear porch off and a first-floor landing which offers access to three bedrooms and a shower room. Externally, the front side and rear gardens are predominantly laid to lawn with off-road parking positioned to the rear of the property in front of a single detached garage.

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## Externally front

The property sits on a corner plot predominantly laid to lawn with shrubbed and hedged boundaries.

## Entrance hall

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



## Living room

14'3 x 12'4

Featuring a bay window facing the front elevation, a radiator and a coal effect gas fire with feature surround. A door off opens to the kitchen/dining room.



## Kitchen/dining room

15'7 x 9'6

The kitchen area is fitted with a range of white wall, base and drawer units complimented by stainless steel handles and wood grain effect work surfaces housing a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback. There is space for a cooker with an extractor hood above, along with space and plumbing for a washing machine. A window faces the rear elevation, there are two radiators, and under stairs storage cupboard and a glazed door opening to the rear porch.

## Rear porch

4 x 5'3

With windows to the rear and side elevations and the opaque UPVC double glazed back door.

## First of all landing

With a window facing the side elevation, access to the loft and doors opening to all three bedrooms and to the shower room.



## Bedroom one

11'8 x 8'8

With a window facing the rear elevation and radiator below.



## Bedroom two

11'8 x 8'8

With a window facing the front elevation with a radiator below and having a built-in cupboard housing gas Worcester combination boiler.



## Bedroom three

8'6 x 6'5

Having a window facing the front elevation with the radiator below and a large built-in storage cupboard positioned above the stairs.



## Shower room

5'3 x 6'4

The shower room is installed with a modern white three-piece suite comprising an oversized corner shower enclosure with thermostatic shower, a low-level WC and pedestal wash hand basin, the floor is ceramic tiled, the walls fully tiled with a mirrored medicine cabinet, radiator and opaque window facing the rear elevation.

## Externally rear

To the rear of the property is a lawn garden with steps rising to the property's off-road parking and garage.



## Single garage

A detached single garage with an up and over garage door.

## Services

The agents have not tested any of the appliances listed in the particulars.

Tenure - Freehold

Council Tax Band - C

## Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

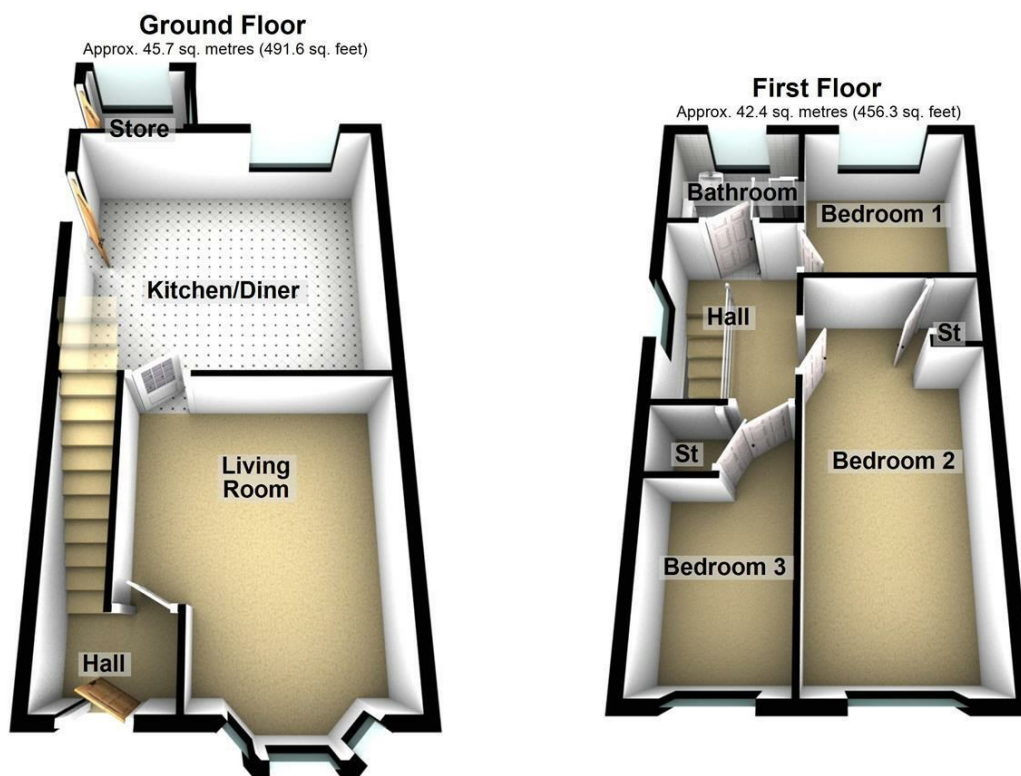
## Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



Total area: approx. 88.1 sq. metres (947.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.