

Town & Country

Estate & Letting Agents

Heol Caradoc, Coedpoeth, Wrexham

£279,950



Situated within a popular location this well-maintained three bedroom, detached family home sits on a generous corner plot with beautifully maintained gardens to both front and rear elevations. The property benefits from UPVC double glazing along with gas central heating, and in brief comprises an entrance hall, living room, open throughway leading to the dining area which in turn has doors off opening to the kitchen and to a generous sized conservatory. The first floor landing offers access to 3 bedrooms and a white three-piece bathroom suite. Externally to the front of the property is ample driveway parking along with a lawn and well stocked garden with a timber summer house and side access to a rear garden with a large deck patio area, slate chip and well stocked borders, which also offer access to a single detached garage.

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Externally Front

The property sits on a generous sized corner plot, with a long driveway to the front, an outside light and double iron gates open to the front garden which is beautifully presented being laid to lawn with well stocked borders and golden gravel beds and a slate chip paved pathway which leads to a timber summer house.

Entrance Hall

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



Living Room

13'2 x 11'4

With a window facing the front elevation, a radiator, a feature stone fireplace with marble hearth and Karndean flooring which flows into the dining area.



Dining Room

11' x 6'8

Entered either from the kitchen or from an open through way from the living room having a window facing the

rear elevation, a radiator and UPVC double glazed French doors opening to the conservatory.



Conservatory

14'8 x 11'6

A substantial conservatory with timber laminate flooring, an air-conditioning unit and constructed of a low brick wall with a UPVC double glazed frame with integrated French doors opening to the rear deck patio area.



Kitchen

9'6 x 8'6

The kitchen is fitted with a range of light oak wood grain effect wall, base and drawer units with ornamental handles and ample worksurface space which houses a resin one and half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a double oven, hob and extractor along with housing for a washing machine and integrated fridge freezer. The flooring is ceramic tile, there is a radiator, and under

stairs storage space along with a window facing the rear elevation and UPVC double glazed door opening to the multipurpose room.



Multipurpose Room

23'10 x 8'2

Converted from the original steel frame carport and clad with UPVC and decked flooring, this multipurpose room can be accessed from the front via a UPVC stable door or from the rear garden via UPVC double glazed French doors. It also has access to the garage which is used by the current owner as storage space.



First Floor Landing

With timber laminate flooring, spindle balustrades, a window to the side elevation, a built in cupboard which is shelved with a radiator and having doors off open into the bathroom and all three bedrooms.



Bedroom One

11'6 x 10'5

Having a window facing the front elevation, a radiator below and timber laminate flooring.



Bedroom Two

10'2 x 8'9

With a window facing the rear elevation, a radiator below and linoleum flooring.



Bedroom Three

6'4 x 6'2

Fitted with floor to ceiling wardrobes and a storage cupboard canopy along with a radiator and window facing the front elevation



Bathroom

6'1 x 5'7

Installed with a white three-piece suite comprising a panel bath with electric shower and protective screen above, a pedestal wash hand basin and low-level WC, fully tiled walls with a radiator and an opaque window facing the rear elevation.

Garage

18'6 x 8'6

With an up and over garage door, power and light and an opaque window to the side elevation and a UPVC double glazed opaque side access door.

Rear Garden

The rear garden can be accessed along the side of the property which leads to a beautifully presented garden with a large deck patio area with matching pathways and slate chip gardens with well placed rocks, stones and plentiful shrubbery. There is a timber shed set in the corner and it is all enclosed by a combination of hedging and timber fence panels with an outside light.

Services

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

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

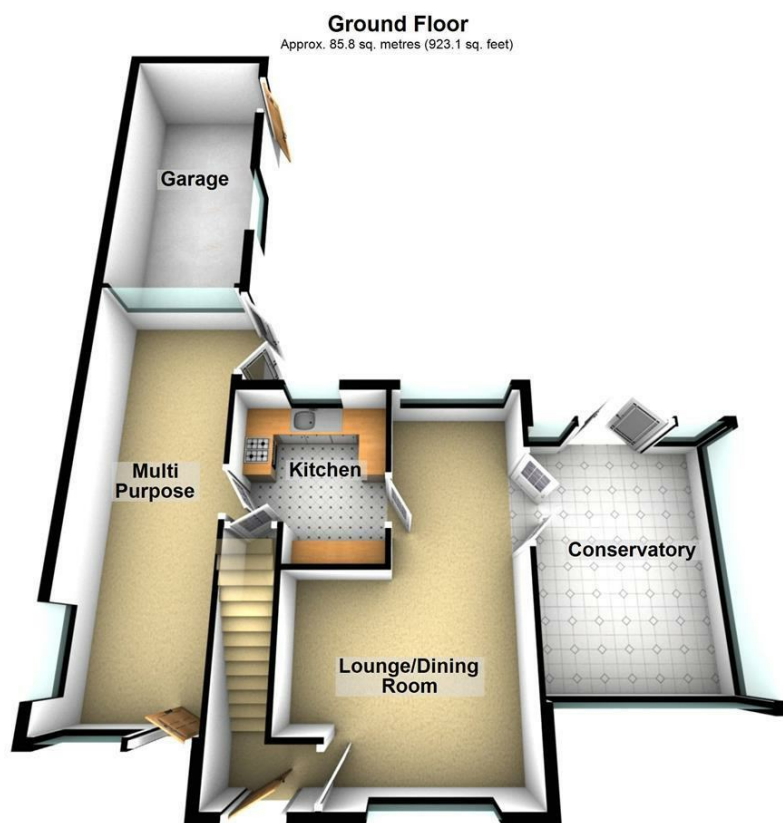
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies 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. 120.4 sq. metres (1296.1 sq. feet)

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 must 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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