

Town & Country

Estate & Letting Agents

Heol Llewelyn, Coedpoeth, Wrexham

£95,000



Situated within this popular village, this two bedroom property benefits from gas central heating along with UPVC double glazing comprising an entrance hall with doors off one opening to the ground floor bathroom the other to the kitchen off the kitchen is the living room and seating area with a patio door opening to the rear garden and the first floor landing with two bedrooms off.

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ENTRANCE

The property is entered through an opaque UPVC double glazed door which opens to ceramic tile flooring, a radiator and a doorway off to the kitchen and to the bathroom.

BATHROOM

9'6 x 5'7

Installed with a corner panelled bath with mixer tap, a low-level W C , pedestal wash hand basin, partly detailed walls, a built in cupboard housing the gas combination boiler and an opaque window to the front elevation.

KITCHEN

11'3 x 8'8

Fitted with wall and base units, the worksurface houses, a stainless steel one and a half bowl sink unit with mixer tap, partially tiled walls, ceramic tiled flooring, stairs of rising to the first floor bedrooms and a window facing the side elevation. A door off opens to the living room

LIVING ROOM

12'5 x 13'0

With timber laminate flooring, a radiator, a door off opens to a rear porch and a throughway to a seating area.

SEATING AREA

8'0 x 3'3

With a continuation of the timber laminate flooring and having a radiator and patio door opening to the rear garden.

REAR GARDEN

With a large patio area, a lawn garden and to the rear a detached pre-fabricated garage with off-road parking in front.

FIRST FLOOR LANDING

Doors off opening to both bedrooms

BEDROOM ONE

13'2 x 10'10

With a window facing the rear elevation and a radiator.

BEDROOM TWO

10'0 x 8'9

With timber flooring, a radiator, built in cupboard under a window facing the front elevation.

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