

# Town & Country

Estate & Letting Agents

Prospect Drive, Coedpoeth

£250,000



Situated in a quiet cul-de-sac in this popular village, this beautifully presented three-bedroom semi-detached home occupies a generous plot and enjoys far-reaching rural views to the rear. Benefiting from uPVC double glazing and gas central heating, the property briefly comprises an entrance porch, reception hall, spacious living room with a cast-iron multi-fuel burner, and an arched throughway to a kitchen/diner fitted with a range of modern units. The rear hall gives access to a cloakroom WC. On the first floor, the landing leads to a contemporary three-piece bathroom suite and three bedrooms, the principal of which enjoys lovely countryside views. Externally, the front garden features a well-maintained lawn with established borders, while the driveway provides off-road parking and leads to a detached garage. The rear garden has been beautifully landscaped and includes a raised terrace, lawned area, composite decked patio, and a vegetable garden at the far end. This property must be viewed to be fully appreciated.

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## EXTERNALLY FRONT

To the front of the property is a long garden with well-stocked borders. A driveway leads to the detached garage and provides ample off-road parking. A timber-gated side access opens to the rear garden.

## GARAGE

17'3" x 8'6"

A detached brick-built garage featuring an up-and-over door, power and lighting, a uPVC double-glazed window to the side elevation, and side access through a uPVC opaque double-glazed door.



## REAR GARDEN

A beautifully landscaped rear garden with a raised paved patio area, brick-edged planters, and an outdoor water supply with a tap. The garden is predominantly laid to lawn with a paved pathway, a composite decked patio area with a slate chip border, and a vegetable plot to the rear with a sleeper-raised planter, greenhouse, and log shed.

## ENTRANCE PORCH

5'8" x 3'7"

Entered through a leaded opaque double-glazed composite front door, the porch features ceramic tile flooring, windows to the front and side elevations, and a glazed internal door opening to the entrance hall.

## RECEPTION HALL

With wood grain-effect laminate flooring, a radiator, stairs rising to the first-floor accommodation, and a light oak veneer door opening to the living room.



## LIVING ROOM

13'9" x 14'6"

A continuation of the wood grain-effect laminate flooring from the entrance hall into the living room, which features a front-facing window, a radiator, and an arched opening to the kitchen/dining room. The focal point is a cast-iron multi-fuel burner set on a slate hearth beneath an oak mantle.



## KITCHEN/DINING ROOM

17'8" x 7'9"

Laid with tile-effect laminate flooring, this room has windows to the rear and side elevations, a radiator, and is fitted

with a recently installed range of attractive grey Shaker-style wall, base, and drawer units complemented by pewter handles. Zenith marble-effect work surfaces house a stainless steel single drainer sink unit. Additional features include an integrated pantry cupboard, stainless steel oven, hob, extractor hood, and a washing machine. An open throughway leads to the rear hall.

## REAR HALL

With a rear-facing window, an opaque uPVC double-glazed back door, and a door leading to the cloakroom WC.



## CLOAKROOM W/C

Fitted with a dual flush low-level WC, a corner wash hand basin with tiled splashback, a radiator, extractor fan, and ceiling downlights.

## FIRST FLOOR LANDING

With a side-facing window, access to the loft space via a hatch with a retractable folding wooden ladder. Light oak veneer doors lead to a built-in cupboard housing the Worcester gas combination boiler, three bedrooms, and the bathroom.



## BATHROOM

5'5" x 7'4"

A beautifully presented contemporary suite comprising a P-shaped panel bath with mixer tap and shower attachment, an electric shower over with a curved protective screen, dual flush low-level WC, pedestal wash hand basin, fully tiled walls, a modern chrome radiator, and an opaque window to the rear elevation.



## BEDROOM TWO

10'1" x 11'0"

With a front-facing window and radiator below.



## BEDROOM THREE

7'5" x 6'10"

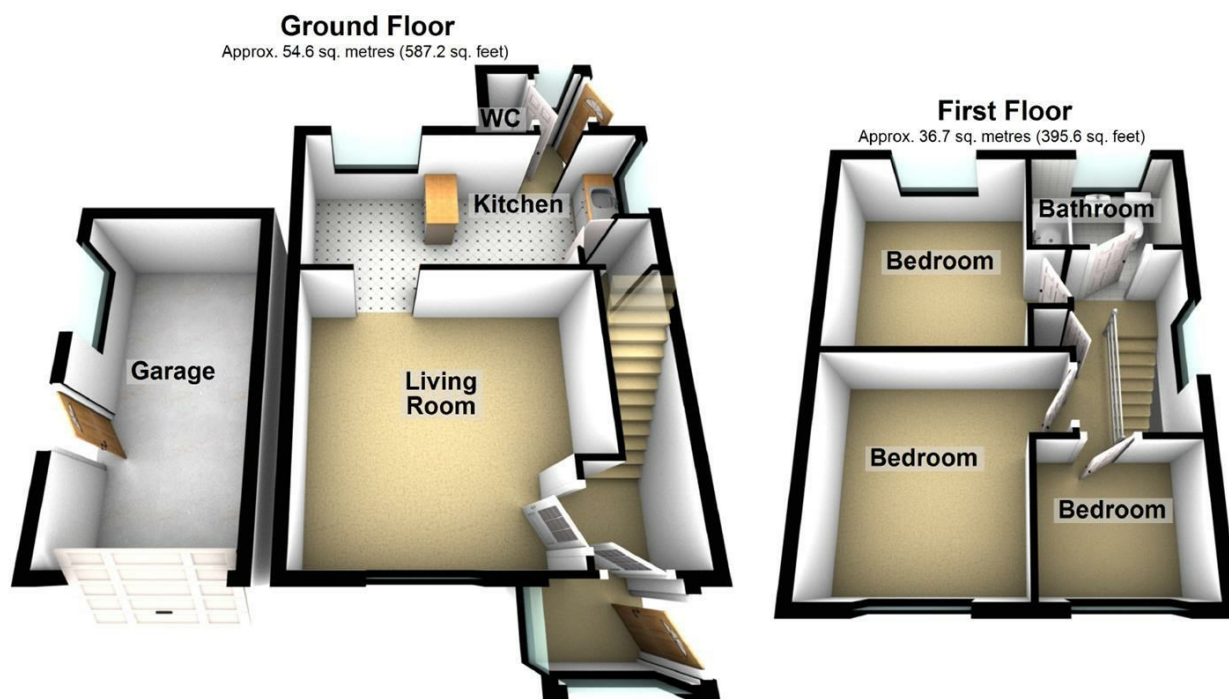
Also with a front-facing window and a radiator beneath.



## BEDROOM ONE

10'4" x 11'4"

Featuring wood grain-effect laminate flooring, a radiator, and a rear-facing window framing beautiful, far-reaching rural views.



**Ground Floor**  
Approx. 54.6 sq. metres (587.2 sq. feet)

**First Floor**  
Approx. 36.7 sq. metres (395.6 sq. feet)

Total area: approx. 91.3 sq. metres (982.8 sq. feet)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 69      | 83                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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