

Town & Country

Estate & Letting Agents

Heol Caradoc, Coedpoeth

£375,000



This detached property is beautifully presented and enjoys a secluded position with generous gardens. Featuring UPVC double glazing and gas central heating, the accommodation includes a contemporary kitchen leading to the dining room, which opens to the conservatory and front porch. The spacious living room has a light oak and glass staircase, with a central cast-iron log burner beneath an oak mantle. A modern shower room completes the ground floor. Upstairs, three good-sized bedrooms and a modern bathroom are offered. Externally, there is ample parking in front of the double garage, a lawned front garden, and a mature side garden with a greenhouse and vegetable plot.

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DESCRIPTION

So much more than initially meets the eye, this detached property is beautifully presented throughout and sits in a secluded, enviable position with generous-sized gardens to the front and side. The property enjoys the benefits of UPVC double glazing and gas central heating. Accommodation briefly comprises a contemporary kitchen with an open throughway to the dining room, which in turn has double doors opening to the conservatory and front porch. A spacious living room features a light oak and glass balustrade staircase rising to the first-floor accommodation, with a central cast-iron log burner beneath a light oak mantle. A modern shower room completes the ground-floor accommodation. The first-floor landing offers access to three good-sized bedrooms and a modern three-piece bathroom suite. Externally, the property is entered through a five-bar farmhouse gate, opening to ample parking and turning space in front of the double garage. The front garden is laid to lawn with a variety of shrubs, plants, and trees, along with a paved patio area and hedged boundaries. The side garden is mature, with a greenhouse and a vegetable garden.

LOCATION

Coedpoeth is a charming village located in the picturesque county of Wrexham, North Wales, offering a peaceful and idyllic setting while providing easy access to local amenities and transport links. Surrounded by scenic countryside, Coedpoeth is perfect for those seeking a tranquil lifestyle without compromising on convenience. The village boasts a strong sense of community, with local shops, schools, and parks all within close reach. Nature enthusiasts will appreciate the abundance of outdoor spaces, including the nearby Minera Quarry Country Park, ideal for walking and cycling. Situated just a short drive from Wrexham and with excellent transport links to Chester and beyond, Coedpoeth combines the best of rural living with modern-day convenience. Whether you're looking for a family home or a peaceful retreat, Coedpoeth offers a welcoming environment that is sure to appeal to a wide range of buyers.



KITCHEN

14'3 x 9'4

Entered through an opaque composite double-glazed door with a window alongside, the kitchen is fitted with a range of attractive grey shaker-style wall, base, and drawer units, complemented by a matching island unit with chrome handles. Ample work surface space with tiled splashback and a resin one-and-a-half bowl single-drainer sink unit with a mixer tap is housed within the island unit. There is space for a cooker with a stainless steel and glass canopy extractor hood above. Integrated appliances include a dishwasher and base-level fridge and freezer, with plumbing for an integrated washing machine. Recessed downlights are set within the ceiling, and a wall-mounted Worcester gas combination boiler is also present. The kitchen opens into the dining room.



DINING ROOM

9'5 11'6

With a continuation of the laminate flooring from the kitchen, the dining room features a

radiator beneath a window facing the side elevation, recessed downlights set within the ceiling, and UPVC double-glazed double doors opening to the conservatory.



SHOWER ROOM

6'9 x 5'9

A lovely shower room, installed with a contemporary white suite comprising an oversized shower enclosure with a thermostatic shower, a vanity unit housing a dual-flush low-level WC, and a wash hand basin with a mixer tap. The flooring is ceramic tile, the walls are also tiled, and there is a radiator and an opaque window facing the rear of the property. The ceiling is PVCu with recessed downlights, and an extractor fan is also present.



CONSERVATORY

12'8 x 8'8 (max)

This room has a ceramic tile floor and is constructed from a UPVC double-glazed frame, offering views of the garden. It leads through to the front porch.

FRONT PORCH

5'7 x 2'10

The front porch has a UPVC double-glazed door and side panel opening to the garden, with a window to the side elevation.





LIVING ROOM

19'2 x 11'7

The living room has three windows facing the front elevation, two of which have light oak windowsills with radiators below. A staircase rises off to the first-floor accommodation, with a light oak banister, newel posts, and glass balustrades. Central to the room is a cast-iron log burner set upon a tiled hearth, beneath a light oak mantle.



LOG BURNER



FIRST FLOOR LANDING

The first-floor landing continues the light oak banister and glass balustrades from the living room. It has a window facing the front elevation, access to the loft via folding wooden steps, and doors opening to all three bedrooms and the bathroom.



BATHROOM

8'5 x 5'10

A beautifully appointed three-piece bathroom suite comprising a panel bath with a central mixer tap, a vanity unit housing a dual-flush low-level WC, and a wash hand basin with a mixer tap. The flooring is ceramic tile, and the walls are fully tiled. There is a chrome heated towel rail, an opaque window facing the rear of the property, and a PVCu ceiling with recessed downlights and an extractor fan.



BEDROOM ONE

11'8 x 12'6

This bedroom is fitted along one wall with a range of wardrobes, including shelving, drawers, and hanging space. There is a radiator, and the room enjoys a double aspect, with windows facing both the front and rear elevations.



BEDROOM TWO

11'8 x 9'3

A double-aspect room with a window facing the front and another window facing the side elevation, with a radiator below.



BEDROOM THREE

This room has a radiator and a window facing the side elevation, offering far-reaching views over the rooftops and towards the fields and hills beyond.



EXTERNALLY

The property is entered through a five-bar farmhouse gate, which opens to ample concrete off-road parking and turning space in front of the garage. The front garden is well-established, with lawns, a variety of shrubs, plants, and trees, a paved patio area, and hedged boundaries. The garden to the right side of the property features a greenhouse and is laid to lawn with established plants, shrubs, and trees, as well as a vegetable garden. To the rear of the property is a storage area and a pathway ideal for maintenance, with a stone-raised shrub border.





GARAGE

14'8 x 17'0

The garage is accessed via a double up-and-over door at the front or through a pedestrian door to the side. It has power and light, along with space and plumbing for a washing machine.



DRONE PHOTOGRAPHY



Services (Wrexham)

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

Tenure: Freehold

Council Tax Band: E - £2461.00

Viewings (Wrexham)

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

To Make an Offer (Wrexham)

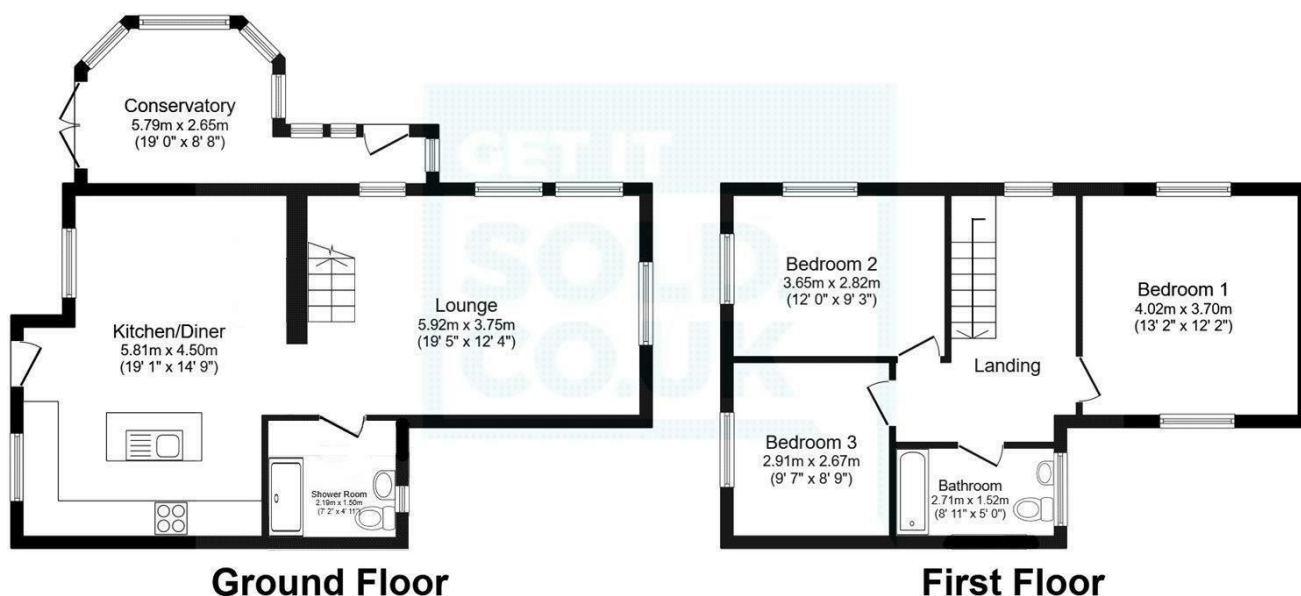
If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice (Wrexham)

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.



Heol Caradoc, Coedpoeth
Total floor area 107.9 sq.m. (1,162 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	76	
(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 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.