

Town & Country

Estate & Letting Agents

Prospect Drive, Coedpoeth, Wrexham

£220,000



Situated in a popular village location with excellent access to the city centre, motorway links, local amenities, and well-regarded schools, this well-maintained semi-detached home benefits from gas central heating and UPVC double glazing. The accommodation briefly comprises an entrance hall, a comfortable living room, and a stylish open-plan kitchen/dining room with access to a rear porch. The first-floor landing leads to three bedrooms and a modern white bathroom suite. Outside, the front features a stone and slate-chipped garden planted with a range of shrubs, while a driveway runs alongside the property to a single garage. The rear garden boasts an elevated paved patio with views of the hills beyond, a lawned area, sleeper-edged planters, and an additional brick-block patio space—perfect for outdoor enjoyment.

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DESCRIPTION

Situated in a sought-after village with convenient access to Wrexham city centre, motorway links, local amenities, and schools, this well-presented three-bedroom semi-detached home offers stylish and practical living throughout. The ground floor features a welcoming entrance hall, a cosy living room with a modern electric fire, and a beautifully updated open-plan kitchen/dining room with contemporary units and integrated appliances, leading to a rear porch and access to the garden. Upstairs, the first floor offers three bedrooms—two with fitted wardrobes—and a modern family bathroom with a P-shaped bath and electric shower. Externally, the home benefits from off-road parking, a single garage with power and light, and a well-designed rear garden with elevated patio areas, lawn, and attractive planting, all enclosed by a combination of walls and fencing. A superb opportunity for families or professionals alike.



LOCATION

Coedpoeth is a well-established village situated approximately four miles from Wrexham, offering a good range of everyday amenities including shops, a pharmacy, medical centre, dentist, and schools. There are regular bus services to Wrexham and nearby towns, and the A483 is easily accessible for those commuting further afield. The village is surrounded by countryside, with access to walking routes and green spaces such as Nant Mill and the Clywedog Valley. Coedpoeth provides a practical and convenient setting for those looking for a balance between rural surroundings and local services.



ENTRANCE HALL

13'6 x 5'5

The property is entered through a composite grey front door with double glazed side panels either side. The door opens to an inviting entrance hall with wood grain affect laminate flooring, a tower column style radiator, stairs off with a banister and spindle balustrade rising to the first floor accommodation and oak veneer doors opening to the living room and to the kitchen /dining area.



LIVING ROOM

12'8 x 11

Featuring wood grain effect laminate flooring, this room includes a front-facing window with a radiator beneath and a wall-mounted log-effect electric fire.



KITCHEN/DINER

17'3 x 11'5

Originally two separate rooms, this space has been opened up to form a bright and spacious

kitchen/dining area. It features wood grain effect laminate flooring, an anthracite column-style radiator, and windows overlooking the rear and side elevations. The kitchen is fitted with a stylish range of contemporary shaker-style wall, base, and drawer units with stainless steel handles and a display cabinet. Work surfaces incorporate a resin single drainer sink with mixer tap, while integrated appliances include a stainless steel oven, microwave, gas hob with extractor hood, dishwasher, and washing machine. A UPVC double glazed door leads out to the rear porch.



REAR PORCH

Featuring ceramic tiled flooring, the rear porch includes windows overlooking the rear garden and an opaque UPVC double glazed door providing external access.

FIRST FLOOR LANDING

Continuing the banister and spindle balustrades from the entrance hall, the first-floor landing provides access to the loft, features a side-facing window, and includes a built-in cupboard with shelving that houses the gas combination boiler. Doors lead to the bathroom and all three bedrooms.



BEDROOM ONE

12'7 x 9'9

Featuring a front-facing window with a radiator beneath, this room includes a triple-door wardrobe adorned with decorative handles.



BEDROOM TWO

9'2 x 8'6

Fitted with a selection of wardrobes featuring three sliding doors, including one with a mirrored panel. A rear-facing window with a radiator beneath provides views over the surrounding fields and hills.



BEDROOM THREE

Featuring a front-facing window with a radiator positioned beneath.



BATHROOM

7'8 x 5'5

The bathroom features a modern white suite, including a P-shaped pebble bath with mixer tap, an electric shower with curved protective screen, a dual flush low-level WC, and a pedestal wash hand basin. It has a ceramic tiled floor, partially tiled walls, a chrome heated towel rail, and opaque windows overlooking the side and rear. Recessed downlights are fitted into the ceiling.

GARAGE

A prefabricated garage equipped with power and lighting, featuring a single-glazed window on the side elevation and accessed via an up-and-over garage door.



REAR GARDEN

Featuring an elevated paved patio area with views over the hills to the rear, four steps lead down to the garden. A slate chip and brick block pathway provides access to a lawned garden with sleeper-raised planters and an additional brick block patio, all enclosed by a mix of brick and stone walls and timber fencing with concrete posts.



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

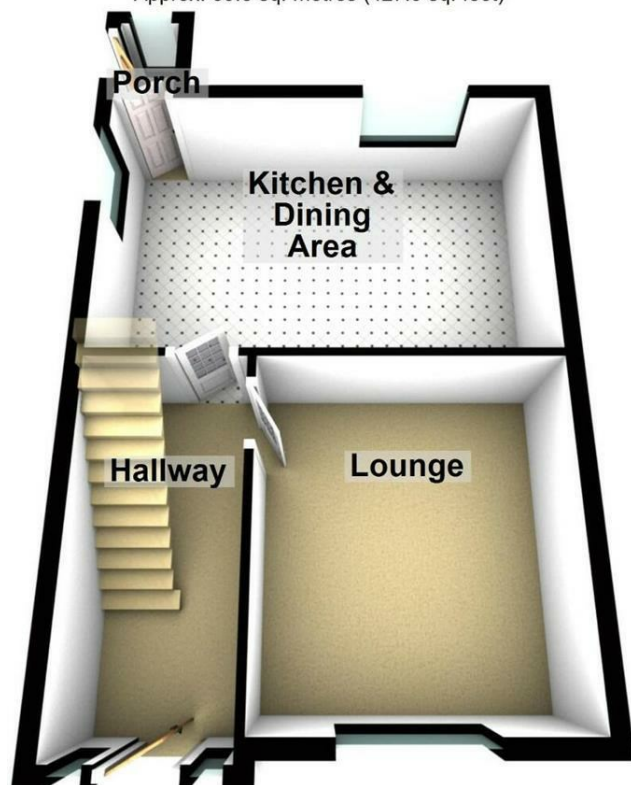
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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.

Ground Floor

Approx. 39.8 sq. metres (427.9 sq. feet)



First Floor

Approx. 36.6 sq. metres (394.4 sq. feet)



Total area: approx. 76.4 sq. metres (822.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	66	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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