

# Town & Country

Estate & Letting Agents

Waen Road, Coedpoeth, Wrexham

£240,000



Located in the heart of the village, this beautifully presented detached three-bedroom home offers excellent access to Wrexham, motorway links, countryside, shops, and schools. With UPVC double glazing and gas central heating, the accommodation includes an entrance hall, living room, kitchen/diner with integrated appliances, conservatory, bathroom, and three bedrooms. Externally, the property boasts well-kept gardens, driveway parking, and a detached rear garage.

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**TEL: 01978 291345**

## DESCRIPTION

Situated in the heart of the village, this beautifully presented detached three-bedroom home offers easy access to open countryside, Wrexham town, motorway links, shops, schools, and a wealth of other amenities. Benefiting from UPVC double glazing and gas central heating, the property briefly comprises: entrance hall, living room, kitchen/dining room with integrated appliances, conservatory, first-floor landing, four-piece bathroom suite, and three bedrooms. Externally, the property enjoys beautifully maintained gardens to the front and rear, together with driveway parking and a detached garage positioned at the rear.



## LOCATION

Coedpoeth is a thriving village situated approximately 3 miles from Wrexham town centre. The village offers an excellent range of local amenities including shops, cafés, pubs, takeaways, a pharmacy, medical centre, and primary schools. For leisure and outdoor pursuits, Coedpoeth is surrounded by stunning countryside with easy access to Minera Lead Mines, Nant Mill, and the Clwydian Range. The area is well served by public transport and has convenient road links to Wrexham, Chester, and the A483 for commuting further afield.

## ENTRANCE HALL

The property is entered through a composite opaque leaded double-glazed front door, which opens to an entrance hall with a radiator, a door to the living room, and stairs rising to the first-floor accommodation.



## LIVING ROOM

14'8 x 12'4

The living room features light oak wood-grain effect flooring, a bow window to the front elevation, a radiator, and a living flame gas fire with a feature marble surround. A door opens into the kitchen/dining room.



## KITCHEN/DINING ROOM

15'5 x 11'4

Fitted with a range of attractive wall, base, and drawer units complemented by display cabinets, a plate rack, and stainless steel handles. Ample wood-grain effect work surfaces incorporate a ceramic one-and-a-half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven and hob with extractor hood, a microwave, and a fridge/freezer. There is also space for a dryer and plumbing for a washing machine. The kitchen is finished with ceramic tiled flooring, a radiator, a UPVC double-glazed side access door, and UPVC double-glazed French doors leading to the conservatory.



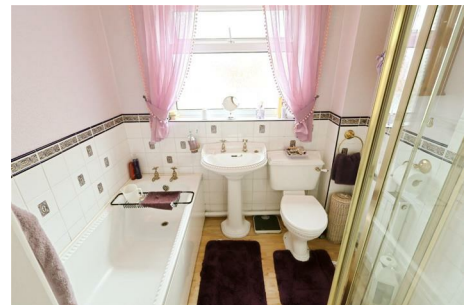
## CONSERVATORY

13'6 x 7'5

Constructed with a UPVC double-glazed frame and ceramic tiled floor, with a radiator and patio doors opening onto the rear garden.

## FIRST FLOOR LANDING

With spindle balustrade banister, side window, and doors leading to the bathroom and all three bedrooms.



## BATHROOM

8'10 x 6'6 (max)

Fitted with a four-piece suite comprising a panelled bath, corner shower enclosure with electric shower, wash hand basin, and low-level WC. The room includes a built-in linen/storage cupboard, partial wall tiling, a radiator, and an opaque window to the side elevation.



## BEDROOM ONE

12'1 x 9'0

The principal bedroom is fitted with a comprehensive range of furniture including a double wardrobe, triple wardrobe, two bedside cabinets with corner units, overhead luggage cupboards, and a dressing table. A built-in storage cupboard above the stairs houses the Worcester gas combination boiler. A front-facing window with radiator beneath completes the room.



## BEDROOM TWO

10'0 x 8'5

Fitted with a triple wardrobe and overhead luggage cupboards, with a rear-facing window and radiator below.



## BEDROOM THREE

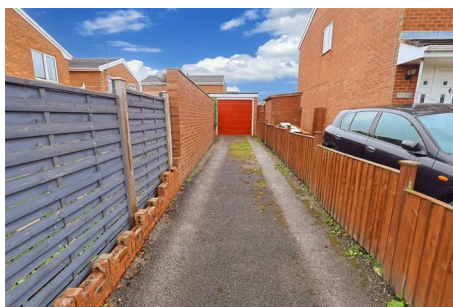
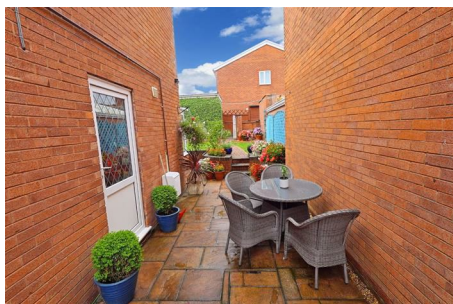
6'5 x 9'10

With wood-grain laminate flooring, fitted double wardrobes with overhead luggage cupboards, a rear-facing window, and radiator beneath.



## EXTERNALLY

To the front of the property, a brick-block pathway leads to the front door, dividing beautifully presented gardens laid to lawn with a variety of plants and shrubs. An iron gate offers access to the side of the property, which leads to the rear garden, while to the right-hand side of the main entrance is an external courtesy light. A paved pathway runs alongside the property to a slightly raised rear garden with a brick retaining wall, a lawned area, well-stocked flower beds, and a brick-block pathway leading through an iron gate to the property's driveway and garage. Positioned to the rear of the property, the driveway leads to the garage.



## GARAGE

A detached brick-built garage with an up-and-over door and a single-glazed timber-framed window to the side elevation.

## Services (Wrexham)

The agents have not tested any of the

appliances listed in the particulars.

Tenure: Freehold

Council Tax Band D - £2193.00

## Viewings (Wrexham)

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

## To Make an Offer (Wrexham)

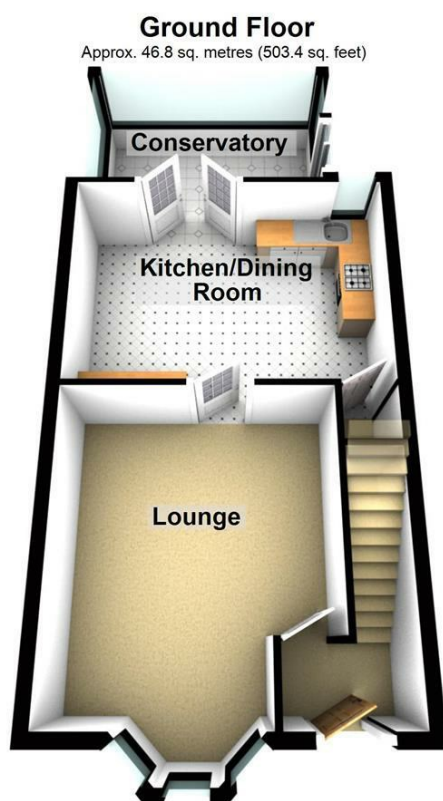
If you would like to make an offer, please contact a member of our team who will assist you further.

## 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.



Total area: approx. 85.2 sq. metres (916.7 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                             | 64                      | 82        |
|                                             | EU Directive 2002/91/EC |           |