

# Town & Country

Estate & Letting Agents

Heol Maelor, Coedpoeth

£129,950



A recently updated three bed terraced property in the popular village location of Coedpoeth. The property is comprised of: a lounge, dining room, kitchen, bathroom and rear porch on the ground floor. The first floor contains: a landing and three bedrooms. Externally are gardens to front and rear. This property is ideal for any family or first time buyer and must be viewed!

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

**TEL: 01978 291345**



## Lounge

11'7" x 9'2"

UPVC front door. Wood laminate flooring. Newly fitted glass window to front. Radiator. Double doors to dining room,

## Dining Room

11'6" x 8'8"

Stairs to first floor. Window to rear. Radiator. Opening to kitchen.

## Kitchen

9'8" x 6'1"

Fitted with a range of wall, base and drawer units with complimentary work surfaces. Stainless steel sink unit. Integrated oven and 4 ring electric hob with extractor hood over. Space for fridge freezer. Wall mounted gas boiler. Tiled flooring.

## Bathroom

6'0" x 4'4"

Newly fitted, bathroom, radiator, low level WC, pedestal wash hand basin, panel enclosed bath with electric shower over.

## Landing

Doors off to;

## Bedroom One

11'7" x 11'4" max

Newly fitted window to front, radiator.

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## Bedroom Two

11'3" x 6'1"

Window to rear, radiator.

## Bedroom Three

8'7" x 5'6"

Window to rear, radiator.

## Outside

To the front of the property is a small lawned area. To the rear is a lawn and patio area.

## Additional Photo

## Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

## To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

## Services

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

## Mortgage Advice

Town and Country Property Services 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.

## Hours of Business

Monday to Friday - 8:30am - 5:30pm  
Saturday - 9:00am - 4:00pm

## 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.



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.

