

Town & Country

Estate & Letting Agents

Rhos Berse Road, Coedpoeth, Wrexham

£450,000



This delightful property combines rural charm with extensive grounds and versatile outbuildings, making it perfect for buyers looking for a country retreat, equestrian facilities, or a home with land.

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DESCRIPTION

Set in a peaceful rural location, this characterful cottage sits within approximately six acres of land, offering both countryside charm and fantastic potential to enhance to one's own taste. Accessed via a shared private lane, the property enjoys a wonderful setting and comes complete with extensive outbuildings including two spacious garages, a brick-built store, an open-fronted barn, and a timber stable block with capacity for up to five horses.

The property benefits from oil central heating, mains water supply, and septic tank drainage, making it ideal for equestrian use or those seeking a country lifestyle.



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.



ENTRANCE HALL/STUDY

15'9 x 11'9

Entrance door with side panel, staircase to the first floor, under-stairs storage, and access to the lounge.



LOUNGE

21'7 x 15'8

Patio doors opening to the front garden with pond views, UPVC window, feature beams, radiator, and doors to sitting room and kitchen.



SITTING ROOM

25'10 x 13'5

Patio doors and rear windows framing far-reaching countryside views, beamed ceiling, radiator, and door to dining room.



DINING ROOM

Two rear-facing windows, beamed ceiling, radiator, and door to utility.



KITCHEN

16'7 x 15'8

Fitted with a range of wall and base units with worktops, single drainer sink, space for a dining table, two front windows, and door to side elevation.

UTILITY

10'9 x 6'9

Plumbing for washing machine, oil-fired boiler, and doors to dining room and WC.



CLOAKROOM WC

With low-level WC and wash hand basin.

FIRST FLOOR LANDING

With three skylights, exposed beams, storage cupboard, and doors off to bedrooms and bathroom.



BEDROOM ONE

16'7 x 15'9

Dual aspect windows to front and side, door to ensuite.

ENSUITE

With WC hand basin and skylight.



BEDROOM TWO

11'1" x 9'5"

Dual aspect windows to front and side, door to ensuite.



BEDROOM THREE

11'11" x 10'10"

Window to front elevation.



FAMILY BATHROOM

With corner bath, WC, wash hand basin, skylight, exposed beams.



EXTERNALLY

Set within six acres, this charming cottage enjoys attractive gardens, two garages, extensive outbuildings including stables and barn, two ponds, and far-reaching countryside views, all accessed via a private lane.



Services

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

Freehold

Council Tax Band - G (£3655 Per Year)

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.

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