

Town & Country

Estate & Letting Agents

School Lane, Coedpoeth, Wrexham

£289,950



Tucked away at the end of peaceful School Lane, this detached stone home blends character with modern comfort. It features UPVC double glazing, gas central heating, and far-reaching views from the first floor. The ground floor offers an entrance porch, living room, second sitting room, stylish kitchen open to the dining area, and a bathroom. Upstairs are three bedrooms, including a spacious principal with en-suite. Outside, there's golden-gravel parking at the front, while the low-maintenance rear garden provides slate chippings, artificial lawn, and a paved patio perfect for entertaining.

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DESCRIPTION

Nestled at the end of peaceful school lane, this charming detached stone residence combines classic character with modern comforts. The property benefits from UPVC double glazing, gas central heating, and delightful far-reaching views from the first floor. Inside, the accommodation comprises an entrance porch, a welcoming living room, an additional sitting room, and a stylish contemporary kitchen that opens seamlessly to the dining room. A well-appointed bathroom completes the ground floor. Upstairs, the first-floor landing leads to three bedrooms, including a spacious principal bedroom with an en-suite shower room. Externally, the home offers golden-gravel off-road parking to the front. The rear garden is designed for easy maintenance, featuring slate chippings, an artificial lawn, and a generous paved patio ideal for outdoor entertaining.



LOCATION

Coedpoeth is a thriving village situated just a few miles west of Wrexham, offering a strong sense of community and a wide range of local amenities. The village provides shops, cafés, pubs, a library, primary schools, and recreational facilities, making it an ideal place for families and professionals alike. Surrounded by beautiful countryside, Coedpoeth offers easy access to walking trails and outdoor pursuits, while excellent transport links connect quickly to Wrexham, Chester, and the wider road network.

ENTRANCE PORCH

4'2 x 3'9

The property is entered via an opaque UPVC double-glazed front door, which opens to light wood-grain effect flooring and a stripped-pine internal door leading into the living room.



LIVING ROOM

11'4 x 11'2

Featuring exposed wooden floorboards, the room includes a front-facing window with a radiator beneath and a cast-iron solid-fuel burner set beneath a wooden mantel. An open walkway leads to the inner hallway, with another opening providing access to the staircase rising to the first floor. A stripped-pine door leads through to the sitting room.



SITTING ROOM

11'2 x 7'1

A front-facing window with a radiator beneath provides natural light and warmth. A stripped-pine door opens to a spacious built-in storage cupboard with internal lighting, while an open walkway leads directly through to the kitchen.

KITCHEN

11'2 x 9'7

Laid with exposed wooden floorboards, the kitchen is appointed with a contemporary range of wall, base, and drawer units finished with stainless-steel handles and wood-grain effect work surfaces. The worktop incorporates a one-and-a-half bowl sink unit with an adjustable mixer tap. Integrated appliances include a stainless-steel oven with electric hob and matching extractor hood, a fridge/freezer, and a dishwasher. A rear-facing window provides natural light, complemented by recessed ceiling downlights. An opaque UPVC double-glazed door opens directly to the rear garden, while an open walkway flows seamlessly into the dining area.



DINING ROOM

Continuing the wooden floorboards from the kitchen, this inviting dining space is illuminated by recessed ceiling downlights and warmed by a central radiator. Three garden-facing windows provide ample natural light and pleasant views of the rear garden.



BATHROOM

9'4 x 7'2

This L-shaped bathroom features a modern

white three-piece suite comprising a roll-top clawfoot bath with central mixer tap and handheld shower attachment, a dual-flush low-level WC, and a pedestal washbasin with mixer tap. The floor is finished in slate-effect tiling, while the walls are partially tiled for a clean, contemporary look. Additional highlights include a chrome heated towel rail, a built-in linen cupboard with shelving, an opaque side-facing window, and recessed ceiling downlights.

FIRST FLOOR LANDING

First floor landing with doors off opening to all three bedrooms built in shelved storage cupboard.



BEDROOM ONE

12'8 x 11'6

With two radiators, two windows facing the rear elevation, exposed wooden board flooring and a door off opening to the ensuite shower.



EN-SUITE SHOWER ROOM

5'7 x 4'3

Installed with a shower area with wall mounted dual head shower, a dual flush low level WC and wash hand basin with mixer tap, tiled walls, ceramic tile floor and a panelled ceiling with recessed downlights.



BEDROOM TWO

11'5 x 11'2

Featuring a semi-vaulted ceiling with exposed beams, this room enjoys a front-facing window that frames far-reaching views.



BEDROOM THREE

11'2 x 6'9

This room also boasts a semi-vaulted ceiling with exposed beams, a front-facing window offering attractive views



EXTERNALLY

The property is approached via golden-gravel off-road parking, framed by a stone boundary wall to the front, a brick wall to the right, and timber fence panels to the left. Flanking the main entrance door are external courtesy lights, providing both convenience and a welcoming touch. Accessed via a timber gate at the rear, the garden is designed for low maintenance, featuring slate chippings, an artificial lawn, and a generous paved patio

area. The space is complemented by an external light and a timber shed, all enclosed by a combination of brick walls and timber fence panels.



Services (Wrexham)

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

Tenure: Freehold

Council Tax Band C - £1,949.00

Viewings

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)

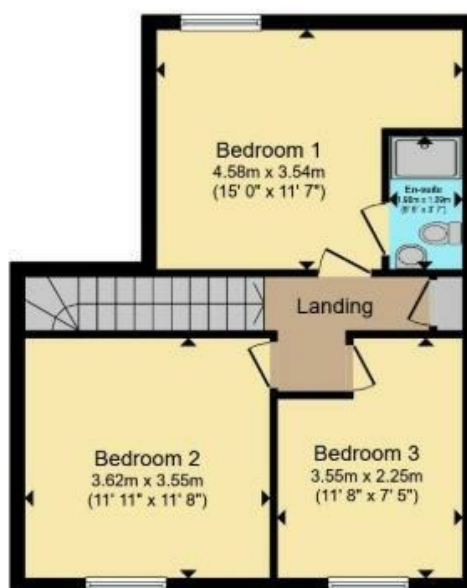
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies 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.



Ground Floor



First Floor



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		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC