

Town & Country

Estate & Letting Agents

Heol Celyn, Coedpoeth

£165,000



A well presented three bedroom semi-detached property situated in a popular village location. The property comprises; entrance hall, lounge, dining room and kitchen on the ground floor, with three bedrooms and bathroom on the first floor. Externally is a lawned garden with steps to front with driveway for ample off-road parking, with paved patio and lawned garden to rear. Being an ideal family home, this property must be viewed!

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

Entrance Hall

Part glazed door to front, laminate wood flooring, stairs to first floor, doors off to;

Lounge

16'0" x 10'10"

Dual aspect with windows to front and rear, gas fire set in a marble hearth and backdrop with wooden surround, coved ceiling.

Dining/Family Room

16'0" x 10'10"

Dual aspect with window to front and rear, laminate wood flooring, understairs storage, coved ceiling, gas fire set in a marble hearth and backdrop with wooden surround, radiator.

Kitchen

15'4" x 4'9"

Fitted with a range of wall, base and drawer units with complementary work surfaces, stainless steel sink unit, space for washing machine and fridge freezer, integrated cooker and four ring gas hob with extractor hood over, wall mounted boiler, tiled flooring, two windows to side, door to side, radiator.

Additional Photo

Landing

Loft access, window to rear, built in cupboard, doors off to;

Bedroom 1

11'3" x 8'11"

Window to front, two built in cupboards, laminate wood flooring, coved ceiling, radiator.

Bedroom 2

10'2" x 10'1"

Window to front, laminate wood flooring, coved ceiling, radiator.

Bedroom 3

10'2" x 6'9"

Window to rear, laminate wood flooring, radiator.

Bathroom

Modern suite comprising; pedestal wash hand basin, panel enclosed bath with electric shower over and folding glazed screen, fully tiled walls and flooring, window to rear.

Separate WC

Low level wc, fully tiled walls, window to rear.

Outside

Superbly landscaped garden with conifers to boundaries providing screening for privacy. Tiered lawned garden with an array of plants and shrubs, double gates lead to off road parking and a further gate giving access to the rear. A lawned garden to the rear with patio seating area, timber shed, conifers and panel enclosed fencing to boundaries.

Additional Photo.

Additional Photo..

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN & COUNTRY I.E.A. ON WREXHAM 291345.

To Make an Offer

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 - 8.30 am - 5.30 pm
Saturday - 9.00 am - 4.00 pm
Sunday - CLOSED

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.

Entrance

Door to front entrance hall. Stairs to first floor. Radiator. Doors to:

Lounge

Understairs storage. Window to front and rear. Radiator.

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Dining Room

Spacious reception room suitable for a

variety of uses such as a dining room or sitting room, or both. Window to front and rear. Radiator.

Kitchen

Fitted with a range of wall, base and drawer units with complementary work surfaces. Stainless steel sink unit. Integrated oven, hob and extractor hood over. Space and plumbing for washing machine. Wall-mounted boiler. Splashback tiling. Tiled flooring. Window to rear. Door to side. Radiator.

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Landing

Doors off to:

Bedroom One

Wood laminate flooring. Window to front. Radiator.

Bedroom Two

Wood laminate flooring. Window to front. Radiator.

Bedroom Three

Wood laminate flooring. Window to rear. Radiator.

Bathroom

Low level W/C. Pedestal wash hand basin. Panel enclosed bath with shower attachment over. Tiled walls. Tiled flooring. Window to rear. Radiator.

Front Garden

Lawned garden to front with paving and steps to front entrance. Driveway to front providing off-road parking. Gated access to side.

Rear Garden

Lawned rear garden and patio area to rear.

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Viewings

Strictly by prior appointment with Town

& Country Wrexham I.E.A. On 01978 291345

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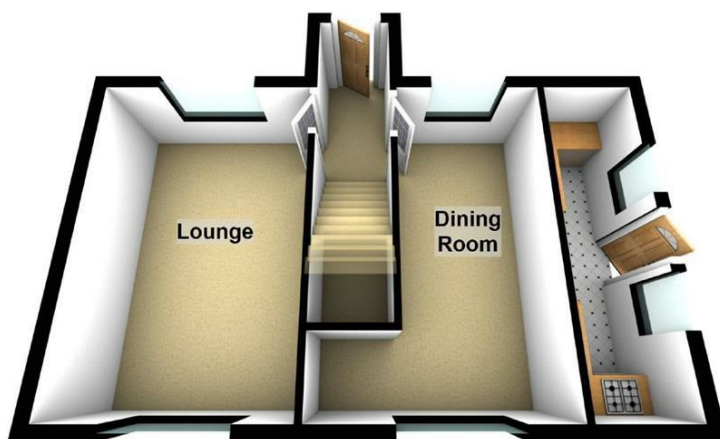
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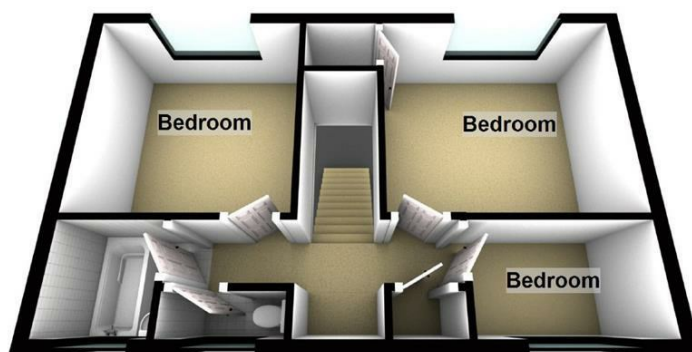
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Ground Floor



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		
(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		EU Directive 2002/91/EC