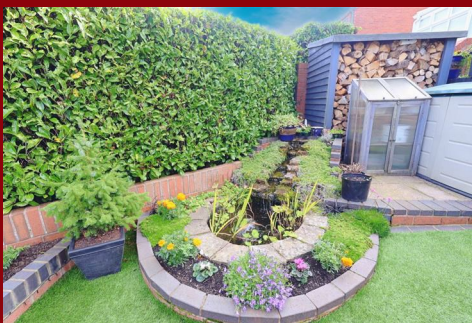


Town & Country

Estate & Letting Agents

Prospect Drive, Coedpoeth, Wrexham

£295,000



Set in a quiet cul-de-sac within this sought-after village, offering easy access to Wrexham, motorway links, and local amenities, is this beautifully presented and extended four-bedroom semi-detached home with stunning rear views. Featuring UPVC double glazing and gas central heating, the property comprises an entrance porch, hall, bay-fronted living room, sitting room with French doors to the patio, and a spacious kitchen/dining area. Upstairs are four well-proportioned bedrooms and a modern bathroom. Externally, there is ample block-paved parking, a single integral garage, gated side access, and a well-kept rear garden with patios, artificial lawn, and a useful outbuilding.

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DESCRIPTION

Situated in a quiet cul-de-sac within this popular village, offering easy access to Wrexham, local motorway networks, and a range of day-to-day amenities, is this beautifully presented and greatly extended four-bedroom semi-detached property with stunning rear views. Enjoying the benefits of UPVC double glazing and gas central heating, the property briefly comprises an entrance porch, reception hall, a living room with a bay window, a sitting room with French doors opening to the rear patio, and a spacious kitchen/dining room. The first floor provides access to four good-sized bedrooms and a modern three-piece bathroom suite. Externally, the property offers ample brick-block off-road parking to the front, access to a single integral garage, and gated side access leading to a beautifully maintained rear garden with paved patios, a low-maintenance artificial lawn, and a useful outbuilding.



LOCATION

Coedpoeth is a popular village just west of Wrexham, offering a friendly community, local shops, pubs, cafés, and well-regarded schools. Surrounded by open countryside, it provides easy access to scenic walks and the Clwydian Range. Excellent road links via the A525 and A483 make it ideal for commuting to Wrexham, Chester, and beyond, combining village charm with everyday convenience.



ENTRANCE PORCH

8'1 x 4'6

The property is entered through an opaque UPVC double-glazed front door, opening to an entrance porch with woodgrain laminate flooring, a radiator, a window facing the side elevation, and an additional circular feature window to the front elevation. A glazed internal door opens to the reception hall.

RECEPTION HALL

5'6 x 4'9

With a radiator and stairs rising to the first-floor accommodation, the reception hall includes a door opening to the living room.



LIVING ROOM

18'2 x 14'5

Featuring a bay window to the front elevation, two radiators, and glazed double doors opening to the sitting room. The focal point of the room is a fireplace with a ceramic-tiled hearth housing a cast-iron multi-fuel burner.



SITTING ROOM / DINING ROOM

13'10 x 8'9

Currently utilised as a sitting room, but could be used as a dining room, with woodgrain laminate flooring, a radiator, and UPVC double-glazed French doors opening to the elevated rear patio area. A glazed internal door provides access to the kitchen/diner.

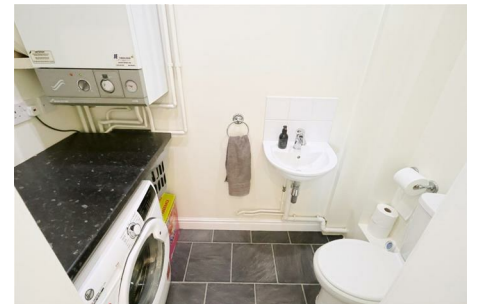


KITCHEN/DINER

17'2 x 16

A spacious kitchen/dining room fitted with a range of light woodgrain-effect wall, base, and drawer units in a Shaker style, complemented by display cabinets and stainless steel handles. Ample work surface space incorporates a

stainless-steel one-and-a-half bowl sink unit with an adjustable mixer tap and tiled splashback. There is space for a range cooker with extractor hood above, and integrated fridge/freezer and dishwasher. Additional features include an under-stairs storage cupboard, two radiators, recessed ceiling downlights, a window to the rear elevation, and a UPVC double-glazed door opening to the rear garden. An internal door leads to the utility/cloakroom.



UTILITY/CLOAKROOM

FIRST FLOOR LANDING

With white banister and spindle balustrades, an airing cupboard housing the pressurised hot water cylinder, and access to the loft space via a folding wooden retractable ladder. Doors open to all four bedrooms and the bathroom.



BATHROOM

7'4 x 5'5

A modern, attractive three-piece white suite comprising a tiled-panel bath with central mixer tap and shower attachment, an electric shower above, a dual-flush low-level WC, and a pedestal wash hand basin. The walls are partially tiled, and the room features a chrome heated towel rail, an opaque rear-facing window, PVC-panelled ceiling with recessed downlights, and ceramic tiled flooring with underfloor heating.



BEDROOM ONE

11'9 x 11

With woodgrain laminate flooring, a radiator, and a window to the front elevation.



BEDROOM TWO

10 x 8'10

Fitted with a range of triple sliding mirrored wardrobes, woodgrain laminate flooring, a radiator, and a window to the rear elevation framing far-reaching views over rooftops toward the countryside beyond.



BEDROOM THREE

14'6 x 7'11

With two windows facing the front elevation, two radiators, a built-in over-stairs cupboard, and fitted wardrobes with four sliding mirrored doors.



BEDROOM FOUR

10'1 x 7'9

Fitted with wardrobes comprising four sliding mirrored doors, woodgrain laminate flooring, a radiator, and a rear-facing window framing beautiful countryside views.



EXTERNALLY

To the front of the property is ample brick-block off-road parking, as well as access to the garage. There are two external lights and timber-gated side access leading to the rear garden. A beautifully maintained rear garden features an elevated paved patio area and pathway with brick retaining walls, leading to an artificial lawn with an ornamental pond and waterfall. Brick-raised planters separate the rear seating area, which is also paved and provides access to the outbuilding. The rear of the garden benefits from external lighting, power, and a water supply.



GARAGE

20'7 x 8

Accessed from the front through an up-and-over door, the single garage includes power and lighting, with an internal door opening to the entrance porch.

OUTBUILDING

Accessed through a timber door, the substantial outbuilding is ideal for extra storage or use as a workshop

Services (Wrexham)

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

Tenure: Freehold

Council Tax Band C £2013.34

Viewings (Wrexham)

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

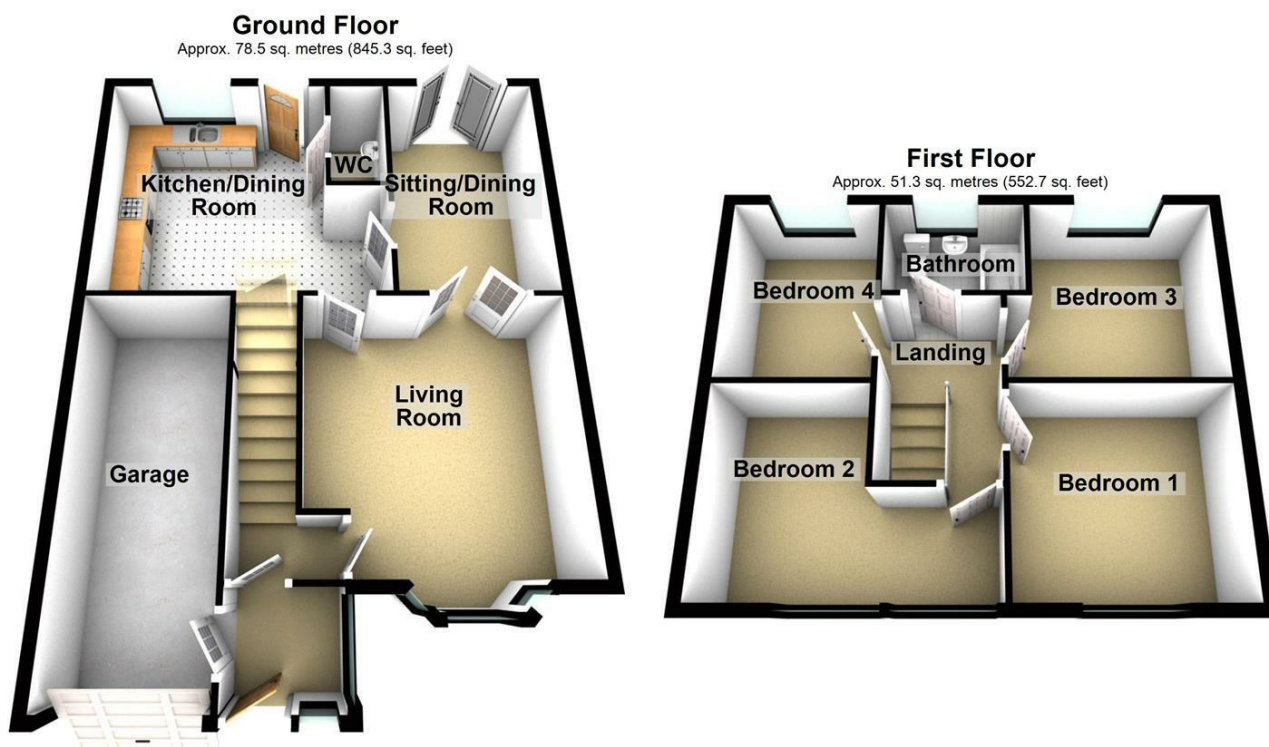
To Make an Offer (Wrexham)

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. 129.9 sq. metres (1397.9 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		
	71	78
England & Wales		EU Directive 2002/91/EC