

Town & Country

Estate & Letting Agents

Prospect Drive, Coedpoeth, Wrexham

£249,950



An extended three-bedroom semi-detached property in Coedpoeth with spacious living areas, modern kitchen, ample parking, garage, attractive gardens with decking and ponds, plus loft room. Offered with no onward chain.

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

TEL: 01978 291345

DESCRIPTION

Situated within a cul-de-sac in the popular village of Coedpoeth, this extended three-bedroom semi-detached home offers spacious and versatile accommodation. The property includes an entrance porch with cloakroom WC, reception hall, a generous living room, and an extended L-shaped kitchen. The first floor provides three well-proportioned bedrooms and a modern bathroom, with additional loft room above. Externally there is ample off-road parking, garage, and attractive gardens to both front and rear, with decking, gravelled areas, koi carp ponds, sheds and pergola. Available with no onward chain.

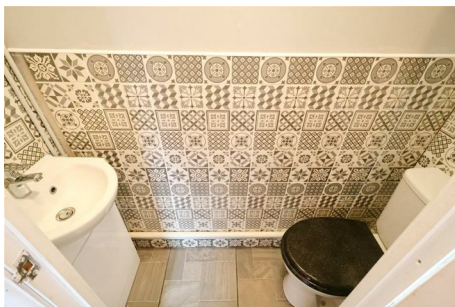


LOCATION

Coedpoeth is a thriving village situated approximately 3 miles from Wrexham town centre. The village offers a good range of local amenities including shops, primary schools, medical facilities, pubs and eateries. There are excellent public transport links, with regular bus services into Wrexham and easy access to the A483 and wider motorway network. The area is surrounded by attractive countryside, offering opportunities for walking and outdoor pursuits, whilst still being well-placed for commuting to Chester, Shrewsbury and the North West.

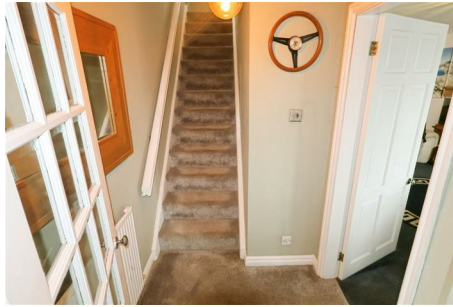
ENTRANCE HALL

Entered via a leaded and opaque double glazed UPVC front door opening onto ceramic tiled flooring. There is a radiator, an arched window to the front elevation, a door to the cloakroom WC and a glazed door leading into the reception hall.



CLOAKROOM WC

Fitted with a low-level WC and a vanity unit with inset wash basin and mixer tap. Finished with ceramic tiled flooring and part-tiled walls.



RECEPTION HALL

5'0 x 4'6

A bright space with radiator and stairs rising to the first floor. Door opens into the living room.



LIVING ROOM

22'2 x 14'2 (max)

A generous room with radiator and bay window to the front elevation. Features a cast-iron log burner set on a ceramic tiled hearth with wooden surround. UPVC double glazed French doors open out onto the rear decked seating area and garden.



KITCHEN

18'8 x 13'8

An extended kitchen fitted with a range of shaker-style wall, base and drawer units complemented by black handles and ample work surfaces. Housing a 1½ bowl sink with adjustable mixer tap and tiled splashback. Integrated oven, hob and extractor hood, with space for an American-style fridge freezer. Housing cupboard for washing machine. Two radiators, one window to the side and two windows to the rear. Under-stairs storage cupboard housing the Worcester gas combination boiler. Opaque UPVC double glazed door leads to the side of the property.



FIRST FLOOR LANDING

With spindle balustrade, built-in shelved storage cupboard, window to the side elevation, and loft access via a retractable timber ladder. Doors to three bedrooms and bathroom.



BATHROOM

6'8 x 5'0

Fitted with a three-piece white suite comprising panelled bath with mixer tap, wall-mounted shower and folding protective screen; dual flush low-level WC; pedestal

wash hand basin. Fully tiled walls and opaque window to rear elevation.



BEDROOM ONE

11'6 x 10'2

With radiator and window to the front elevation enjoying an aspect towards the hills beyond.



BEDROOM TWO

10'3 x 9'1

Fitted with a full wall of wardrobes with luggage cupboards above. Window to the rear elevation with radiator below.



BEDROOM THREE

13'5 x 6'7

Fitted with wardrobes and overhead storage. Window to the front elevation with radiator beneath.



LOFT ROOM

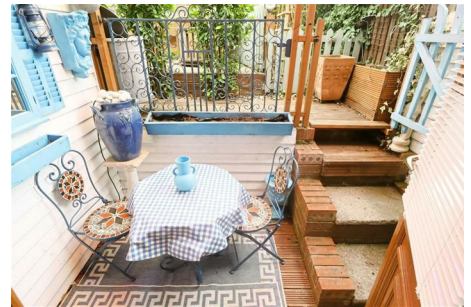
17'4 x 10'3 (max, restricted head height)

Accessed by retractable ladder from the landing. Features exposed beams, lighting and skylight to the rear elevation.



EXTERNALLY

To the front of the property is off-road parking for several cars, giving access to the garage. Alongside is a lawned and golden gravel garden with mature shrub and hedge borders. Steps rise to the front door, where there is an outside light and timber access leading to the property's side courtyard. Accessed via a timber gate, the side courtyard offers a concrete pathway with an external light, water supply and further timber gate leading to the rear garden. To the rear is a large decked patio area along with a gravelled garden and two sleeper-raised Koi carp ponds. Steps rise to the upper elevation of the garden, where there are two timber sheds, a pergola and a pleasant outlook over the garden.



GARAGE

Attached brick-built garage with an up-and-over door, power and lighting.

Services (Wrexham)

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

Tenure: Freehold

Council Tax Band D: £2193

Viewings (Wrexham)

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

To Make an Offer (Wrexham)

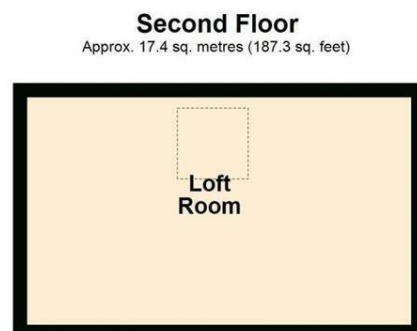
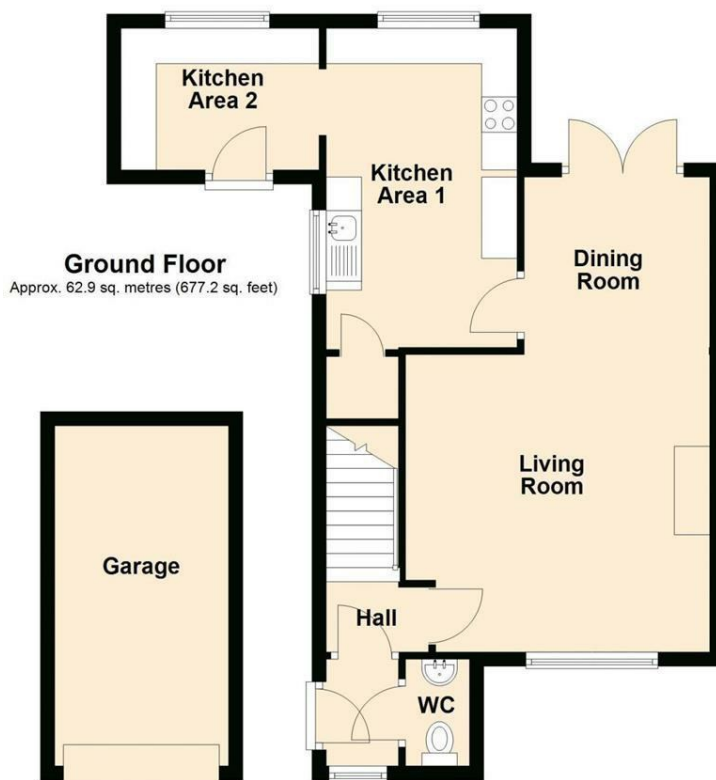
If you would like to make an offer, please contact a member of our team who will assist you further.

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.



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		
	52	79
England & Wales		EU Directive 2002/91/EC

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.