Town & Country

Estate & Letting Agents

Lester Villas

£140,000









Ideally located on the edge of Coedpoeth, the property offers easy access to Wrexham, motorway links, and local amenities. This terraced home, in need of modernisation, benefits from gas central heating and a mix of timber-framed and UPVC double glazing. The accommodation includes a vestibule, entrance hall, dining room opening into the living room, kitchen, and a first-floor landing leading to a spacious bathroom, two bedrooms, and a box room. Externally, there is a gravel forecourt with potential for off-road parking (subject to permissions) and a low-maintenance, south-facing rear garden.

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

TEL: 01978 291345

Lester Villas

Town&Country
Estate & Letting Agents

DESCRIPTION

Ideally located on the fringes of the popular village of Coedpoeth, the property offers convenient access to Wrexham, local motorway networks, and a wide range of amenities. This terraced home, which is in need of modernisation, benefits from gas central heating and a combination of timber-framed and UPVC double glazing. The internal accommodation comprises a vestibule, entrance hall, dining room with glazed double doors opening into the living room, kitchen, and a first-floor landing leading to a generously sized bathroom, two bedrooms, and a box room. Externally, the front features a gravel forecourt (with potential for off-road parking, subject to permissions), while the rear garden is low-maintenance, brick-blocked, and enjoys a sunny south-facing aspect.

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.

VESTIBULE

The property is entered via an opaque UPVC double-glazed door, leading into a quarry-tiled vestibule. A glazed internal door opens into the main entrance hall.

ENTRANCE HALL

With stairs rising to the first floor, a radiator, and doors leading to both the dining room and living room.



DINING ROOM

14'3 x 13'3 (max)

Featuring a double-glazed bay window to the front elevation, a radiator, woodgrain-effect laminate flooring, and glazed double doors opening into the living room.



LIVING ROOM

14 x 12'8

Includes a radiator, under-stairs storage cupboard, and a UPVC double-glazed window to the rear elevation. There is also a feature fireplace with an electric fire. A door leads through to the kitchen.



KITCHEN

11'4 x 8'5

In need of modernisation, the kitchen is fitted with woodgrain-effect wall, base, and drawer units with stainless steel handles and work surfaces. It includes a stainless steel single drainer sink with mixer tap, space for a cooker, and plumbing for a washing machine. Additional features include a radiator, a wall-mounted Worcester combination boiler, a UPVC double-glazed window to the side, and an opaque UPVC door opening to the rear garden.

FIRST FLOOR LANDING

With a banister and spindle balustrade, access to the loft, and doors leading to the bathroom, two bedrooms, and a box room.



BEDROOM ONE

12 x 10'6

With a double-glazed window to the front elevation, radiator, and fitted wardrobes either side of the chimney breast.



BEDROOM TWO

13'6 x 8'6

Includes a radiator, fitted wardrobes, and a UPVC double-glazed window to the rear elevation.

BOX ROOM

8'8 x 3'8

Ideal for use as a study or home office, with a double-glazed window to the front elevation.



BATHROOM

12'1 x 8'3

Fitted with a corner panelled bath with mixer tap, dual flush low-level WC, and a vanity unit with wash basin and mixer tap. The room features fully tiled walls, a ceramic tiled floor, a chrome heated towel rail, a fitted corner cabinet, and an opaque window to the rear elevation.



EXTERNALLY

To the front of the property is a gravel forecourt. Other properties on Leicester Villas have converted this space into off-road parking, subject to obtaining the relevant planning permissions. The south-facing rear garden enjoys plenty of sunlight and is predominantly brick-blocked for low maintenance. It also benefits from rear pedestrian access, an external light, and a water supply.

Services

The agents have not tested any of the appliances listed in the particulars.
Freehold
Council Tax Band - C (£1949 Per Year)

Viewings

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

To Make an Offer

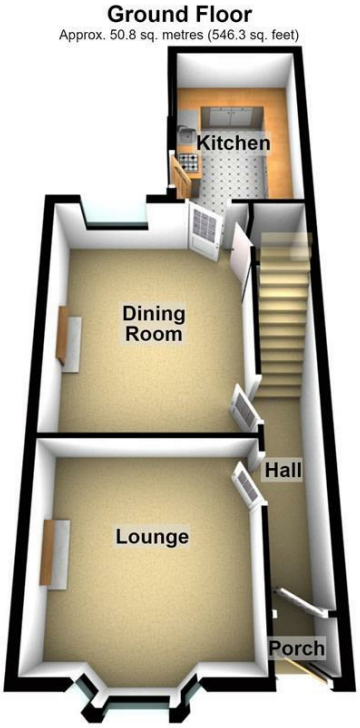
If you would like to make an offer, please contact a member of our team who will assist you further.

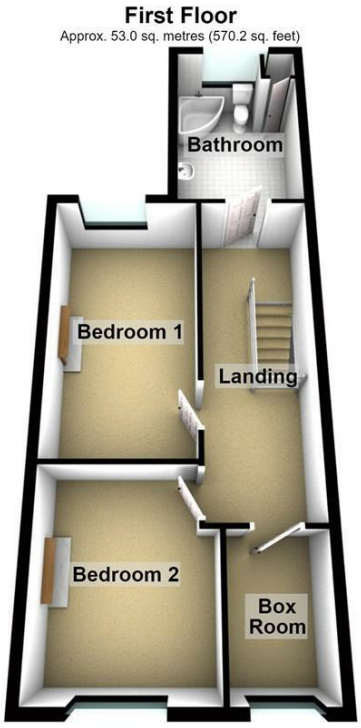
Mortgage Advice

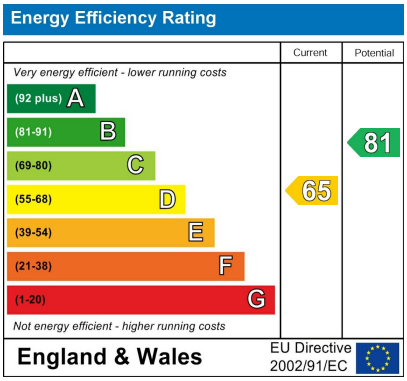
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies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

Town & Country
Estate & Letting Agents

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com
TEL: 01978 291345







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 most 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.