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## **The Linden, Tudor Street, Coedpoeth, Wrexham, LL11 3RP**

**Price £395,000**

Set behind double gates and enjoying far reaching views, 'The Linden' is an impressive and versatile family home offering 4 bedrooms ( 2 en-suites ) plenty of living space and established gardens including a detached double garage. Located within the popular village of Coedpoeth with its excellent range of convenient amenities, schools, road links and picturesque walks, this home offers practical and sociable living together with the efficiency of solar panels and battery storage. Briefly comprising an open fronted porch, welcoming hall with staircase to 1st floor landing, light and airy lounge, family sized dining room for entertaining with double doors leading through to the fitted kitchen breakfast room with integrated appliances, conservatory overlooking the rear garden, utility, 2 bedrooms, both with en-suite shower rooms and a family bathroom. The spacious 1st floor landing with Velux window could be used as a home office and connects 2 further double bedrooms, one of which is currently arranged as a sitting room with feature window from where to admire the panoramic views. To the outside, the gated drive provides ample secure parking leading to the double garage. The established front and rear gardens provide a lovely entertaining space for both children and adults to include patio areas, lawn and established flower beds. NO CHAIN. Energy Rating - TBC

## LOCATION

Located within the popular village of Coedpoeth surrounded by beautiful countryside and fabulous walks yet just approximately 3 miles from Wrexham City Centre and enjoying excellent road links via the A525 into Wrexham and the major commercial and industrial centres of the region. The village offers a good range of day to day shopping facilities and social amenities together with a primary schools, local doctors, pharmacy, dentist, petrol station, choice of pubs and a frequent bus service.

## DIRECTIONS

From Wrexham proceed along the A525 Ruthin Road for approx. 3 miles into the village of Coedpoeth onto Heol Maelor. Continue past the playing fields on the left and take the 2nd left turn into Penygelli Road, 2nd right into Tudor Street and The Linden will be observed on the left.

## ON THE GROUND FLOOR

Open fronted porch with welcome light and upvc part glazed entrance door opening to:

## HALLWAY

Having staircase to first floor landing, oak flooring, radiator, useful understairs storage cupboard, coving to ceiling and six panel white woodgrain effect doors off.

## LOUNGE 17'8" x 11'9" (5.4m x 3.6m)

Featuring oak flooring, fire surround, upvc double glazed windows to front and side providing an excellent degree of natural light, coving to ceiling and wall light point.

## DINING ROOM 17'0" x 9'10" (5.2m x 3m)

Having tiled flooring, double doors to useful storage cupboard, coving to ceiling, radiator, upvc part glazed external door and part glazed doors opening to:

## KITCHEN 18'4" x 11'9" (5.6m x 3.6m)

A practical and sociable entertaining space fitted with a shaker style range of base and wall cupboards complimented by wood effect work surface areas incorporating a stainless steel 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above providing views towards the Welsh hills, double oven/grill, five ring gas hob with pull-out extractor hood above, radiator, integrated Smeg dishwasher, integrated freezer, housing for fridge, part tiled walls, inset spotlights to pelmets, glass fronted display cabinet, inset ceiling spotlights and upvc double glazed French doors leading to:

## CONSERVATORY 12'5" x 6'6" (3.8m x 2m)

Upvc double glazed windows and French doors providing a pleasant aspect overlooking the rear garden, glass roof and wood effect laminate flooring.

## UTILITY 7'2" x 6'2" (2.2m x 1.9m)

Worcester gas combination boiler, base cupboards, plumbing for washing machine, stainless steel single drainer sink unit, part tiled walls, tiled flooring, radiator and coving to ceiling.

## BEDROOM ONE 12'1" x 11'9" (3.7m x 3.6m)

Upvc double glazed window overlooking the rear garden, radiator, five door fitted wardrobes providing plenty of hanging space and six panel white woodgrain effect door opening to:

## EN-SUITE 8'2" x 4'11" (2.5m x 1.5m)

Appointed with a low flush w.c, wash basin set within vanity unit, walk-in shower with non-slip flooring, fully tiled walls, radiator and upvc double glazed window.

## BEDROOM TWO 11'9" x 11'5" (3.6m x 3.5m)

Upvc double glazed window to front, radiator, walk-in wardrobe, coving to ceiling and six panel white woodgrain effect door opening to:

## EN-SUITE

Appointed with a low flush w.c, wash basin with tiled splashback, shower enclosure with mains thermostatic shower, chrome heated towel rail and extractor fan.

## FAMILY BATHROOM

Appointed with a low flush w.c and double ended wash basin set within a white vanity unit, bath with mixer tap, shower take-off and folding shower screen, fully tiled walls, upvc double glazed window, inset ceiling spotlights and chrome heated towel rail.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

## SPACIOUS LANDING 12'9" x 10'9" (3.9m x 3.3m)

Which could be utilised as a home office area having Velux roof light window, eaves storage space, radiator, inset ceiling spotlights and six panel white woodgrain effect doors off.

## BEDROOM THREE 14'1" x 10'9" (4.3m x 3.3m)

Feature arch double glazed window with far reaching views across Wrexham and Cheshire and radiator.

## BEDROOM FOUR 14'5" x 10'9" (4.4m x 3.3m)

Upvc double glazed window, Velux roof light window, radiator, inset ceiling spotlights and eaves storage space.

## OUTSIDE

The property is approached through double metal gates to a decorative gravelled driveway providing ample parking and guest parking alongside a lawned garden with established flowerbeds and attractive part stone wall to front. Paved path to side gated access into the rear garden with cold water tap. The decorative gravelled driveway continues through a timber gate to an additional brick paved parking area which leads to:

## DETACHED DOUBLE GARAGE 20'0" x 16'8" (6.1m x 5.1m)

Two metal up and over doors, lighting, power sockets, side personal door and attic storage space.

## GARDENS

The rear garden is a particular feature of the property enjoying a south facing aspect together with a good degree of privacy, lawn, paved patio for outdoor entertaining, two store sheds, established borders and pleasant views towards the Welsh hills.

## PLEASE NOTE

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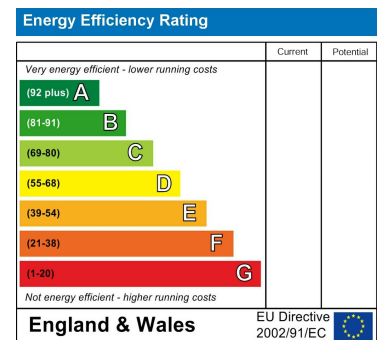


# Floor Plan

## Area Map



## Energy Efficiency Graph



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