



**11 Greengate Farm, Coedpoeth, Wrexham, LL11 3PJ**  
**Offers Over £190,000**

A well presented 3 bedroom semi detached house with private drive having the benefit of a recently fitted bathroom and modern kitchen conveniently located within the village of Coedpoeth and its excellent range of amenities including schools, shops, bus service and picturesque countryside walks with lovely panoramic views. The accommodation benefits from gas fired central heating and Upvc double glazing and briefly comprises an entrance hall with stairs to 1st floor landing, well proportioned lounge with bow window to front and an open aspect to the dining room having access to the rear garden through patio doors and a connecting door into the fitted kitchen. The 1st floor landing gives access to the airing cupboard, 3 bedrooms and the modern bathroom with shower over the bath. To the outside, the driveway provides parking alongside a decorative gravel front garden and additional parking beyond double gates. To the rear is a patio area for outdoor entertaining with flower beds and gravelled garden for ease of maintenance. Energy Rating - D (62)

## LOCATION

Located within the popular village of Coedpoeth surrounded by beautiful countryside and fabulous walks 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. Upon entering the shopping area on the High Street continue for approximately 500 yards and take the right turn onto Heol Caradoc opposite the Petrol Station. Take the next left onto Greengate Farm and the property will be observed on the left.

## ON THE GROUND FLOOR

PVC entrance door opening to:

### HALLWAY

With stairs to first floor landing, wood effect flooring, radiator and six panel door opening to:

### LOUNGE 13'6 x 11'3 (4.11m x 3.43m)

Upvc double glazed bow window overlooking the front garden, radiator, wood effect flooring, fireplace and an open aspect to:

### DINING ROOM 10'1 x 7'6 (3.07m x 2.29m)

Wood effect flooring, upvc double glazed sliding patio doors opening to the garden, radiator and six panel white woodgrain effect door opening to:

### KITCHEN 8'8 x 7'9 (2.64m x 2.36m)

Fitted with a modern range of base and wall cupboards complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, plumbing for washing machine, four ring electric hob with oven/grill below and pull-out extractor fan above, recess for fridge freezer, additional storage cupboards, upvc part glazed external door, tiled flooring, concealed gas fired central heating boiler and useful understairs storage cupboard.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

## LANDING

With ceiling hatch to roof space, upvc double glazed window, six panel white woodgrain effect doors off and airing cupboard with hot water cylinder.

### BEDROOM ONE 12'0 x 9'2 (3.66m x 2.79m)

Upvc double glazed window to front and radiator.

### BEDROOM TWO 10'2 x 9'6 (3.10m x 2.90m)

Upvc double glazed window to rear and radiator.

### BEDROOM THREE 7'3 x 6'5 (2.21m x 1.96m)

Upvc double glazed window to front and radiator.

## BATHROOM

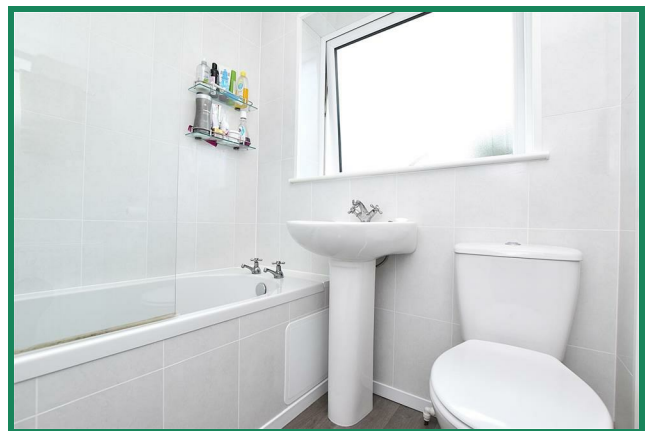
Recently appointed with a modern white suite of pedestal wash basin with mixer tap, low flush w.c, bath with electric shower over and splash screen, upvc double glazed window, fully tiled walls and radiator.

## OUTSIDE

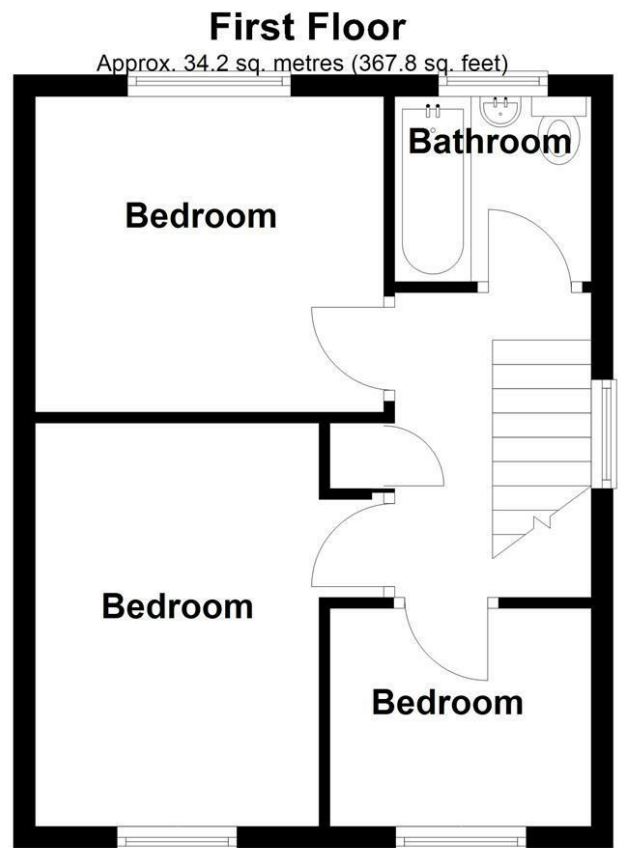
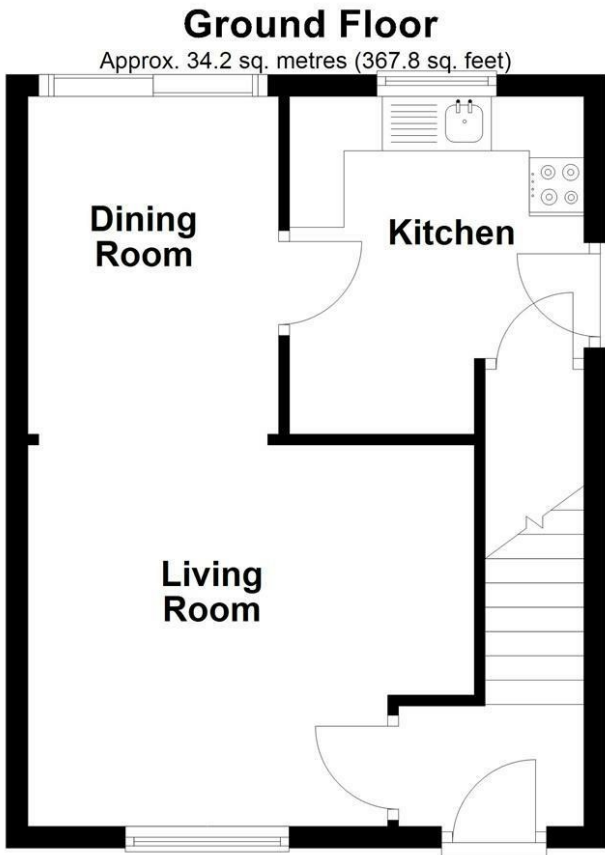
A private driveway provides parking alongside a decorative golden gravel front garden, double metal gates to the side of the house lead to further parking area and continues to the rear garden which enjoys a patio area for outdoor dining and relaxing, decorative gravel flowerbeds, established trees and shrubs and space for garden shed.

## PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.



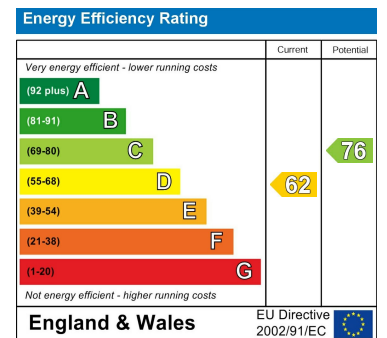
# Floor Plan



# Area Map



# Energy Efficiency Graph



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