

# Wingetts

More than just estate agents



**New Haven, Middle Road, Coedpoeth, Wrexham, LL11 3TN**

**Price £375,000**

This spacious and stylish property has been significantly improved by the current owners to create a modern home perfectly suited to family living and entertaining. Key features include a superb open-plan kitchen/dining space, a light-filled lounge with direct access to the garden, and a versatile ground floor room ideal as a fifth bedroom, home office or playroom, large utility room and hall with excellent integrated storage cupboards. The landscaped south facing rear garden is a standout feature, offering multiple seating areas designed to make the most of the elevated position and far-reaching countryside views — perfect for outdoor dining and enjoying spectacular sunsets. Additional benefits include four well-proportioned double bedrooms, a private driveway with parking for four vehicles, and a fully equipped garden studio currently used as a home office. Located on the fringe of the village in a sought-after setting, this is a superb opportunity to acquire a home that combines space, flexibility and exceptional views. Viewing highly recommended. Energy Rating - C (73)

## LOCATION

Enjoying an elevated position on the fringe of the popular village of Coedpoeth, New Haven benefits from breath-taking panoramic views across the Clywedog Valley and surrounding countryside. Despite its peaceful setting, the property is conveniently located only approximately 3 miles from Wrexham city centre and offers excellent road links to Chester, North Wales and the North West. Coedpoeth provides a good range of day-to-day amenities including shops, schools, a doctors surgery, pharmacy, dentist, petrol station, pubs and a frequent bus service, making it a highly convenient location for families and commuters alike.

## DIRECTIONS

From Wrexham proceed along the A525 Ruthin Road for approx. 3 miles into the village of Coedpoeth. Take the left turn into Assembly Road immediately prior to St Tydfils Church. Continue until reaching the fork in the road and keep left into Middle Road. Continue until the property will be observed on the right hand side as indicated by our for sale board.

## ON THE GROUND FLOOR

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

### HALLWAY

A welcoming entrance hall with stylish Amtico grey flooring, staircase to the first floor with useful bespoke pull-out storage drawers beneath, built-in four-door cloaks/storage cupboard and inset ceiling lighting.

### CLOAKS/W.C

A modern and well-presented cloakroom fitted with a white suite comprising low level w.c. and wash basin set within a vanity unit, with inset ceiling lighting and a uPVC double glazed window.

### LOUNGE 19'8" x 11'9" (6m x 3.6m)

A spacious and light-filled reception room enjoying stunning panoramic views to the rear, with large sliding patio doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living. The room also benefits from a dual aspect, allowing for plenty of natural light, and opens through to the kitchen/dining area, making it ideal for both everyday family living and entertaining.

### KITCHEN/DINING ROOM 16'8" x 10'5" (5.1m x 3.2m)

A stylish and well-appointed kitchen/dining space designed for modern family living and entertaining, fitted with a contemporary range of gloss white units complemented by quality work surfaces and a selection of integrated appliances including a dishwasher, fridge freezer and microwave, along with concealed recycling storage. The room offers ample space for dining and benefits from excellent natural light, with windows to the side and a stable door providing convenient external access, ideal for day-to-day use. A continuation of the Amtico flooring enhances the sense of flow from the main living areas.

### UTILITY ROOM 12'5" x 5'10" (3.8m x 1.8m)

A useful and well-equipped utility room fitted with a range of base and wall units with work surface space, providing dedicated areas for laundry appliances and additional storage. The room also benefits from a sink unit and a door leading directly out to the rear garden, making it ideal for everyday practicality and helping to keep the main kitchen space uncluttered.

### GAMES ROOM 15'1" x 8'10" (4.6m x 2.7m)

A highly versatile additional reception room offering excellent flexibility, ideal for use as a fifth bedroom, home office, playroom or snug, making it particularly well suited to modern family living or multi-generational requirements.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

## LANDING

A bright and spacious galleried landing, benefiting from natural light and including a useful double storage cupboard, with access to the loft space via a pull-down ladder.

### BEDROOM ONE 12'5" x 11'9" (3.8m x 3.6m)

A bright and spacious beautifully positioned principal bedroom enjoying stunning panoramic views across the valley, with fitted wardrobes providing excellent storage.

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

A spacious double bedroom enjoying attractive views across the valley, with fitted wardrobes providing excellent storage.

### BEDROOM THREE 15'5" x 12'1" (4.7m x 3.7m)

A generous double bedroom offering excellent space and flexibility, ideal for use as a guest room or teenager's room.

### BEDROOM FOUR 8'2" x 10'2" (2.5m x 3.1m)

A well-proportioned and versatile double bedroom, ideal for use as a child's room, guest bedroom or home office.

### BATHROOM 10'2" x 6'6" (3.1m x 2m)

A beautifully appointed and fully tiled family bathroom fitted with a contemporary suite comprising a double-ended bath and a separate walk-in shower, creating a stylish and practical space for modern family living. This room is finished to a high standard and further features include a wash basin set within a vanity unit, recessed shelving, an illuminated mirror and modern fittings throughout.

## GARDENS

The rear garden is a standout feature of the property, offering a beautifully landscaped and highly versatile outdoor space designed to take full advantage of the elevated position and far-reaching panoramic views across the valley.

A full-width porcelain paved terrace provides an ideal setting for outdoor dining and entertaining, leading onto a lawned area with well-stocked borders. A further raised seating area with glass balustrade creates a superb vantage point to enjoy the views and evening sunsets, making this an exceptional space for both relaxation and social occasions.

## OUTSIDE

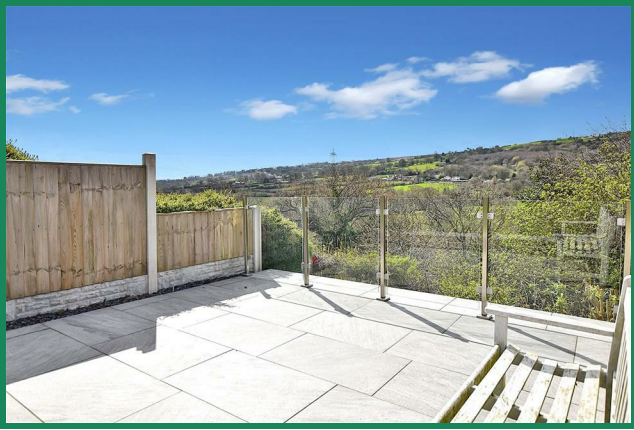
The property is approached via a spacious tarmac driveway providing parking for up to four vehicles, with a porcelain paved pathway leading to the entrance. The frontage is well-presented and practical, with external lighting and power points.

### GARDEN STUDIO 16'0 x 8'0 (4.88m x 2.44m)

A superb and versatile garden studio, currently used as a home office, providing an ideal space for remote working, hobbies or additional leisure use. The studio is well-equipped with power, lighting and climate control, allowing for comfortable year-round use.

## PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).





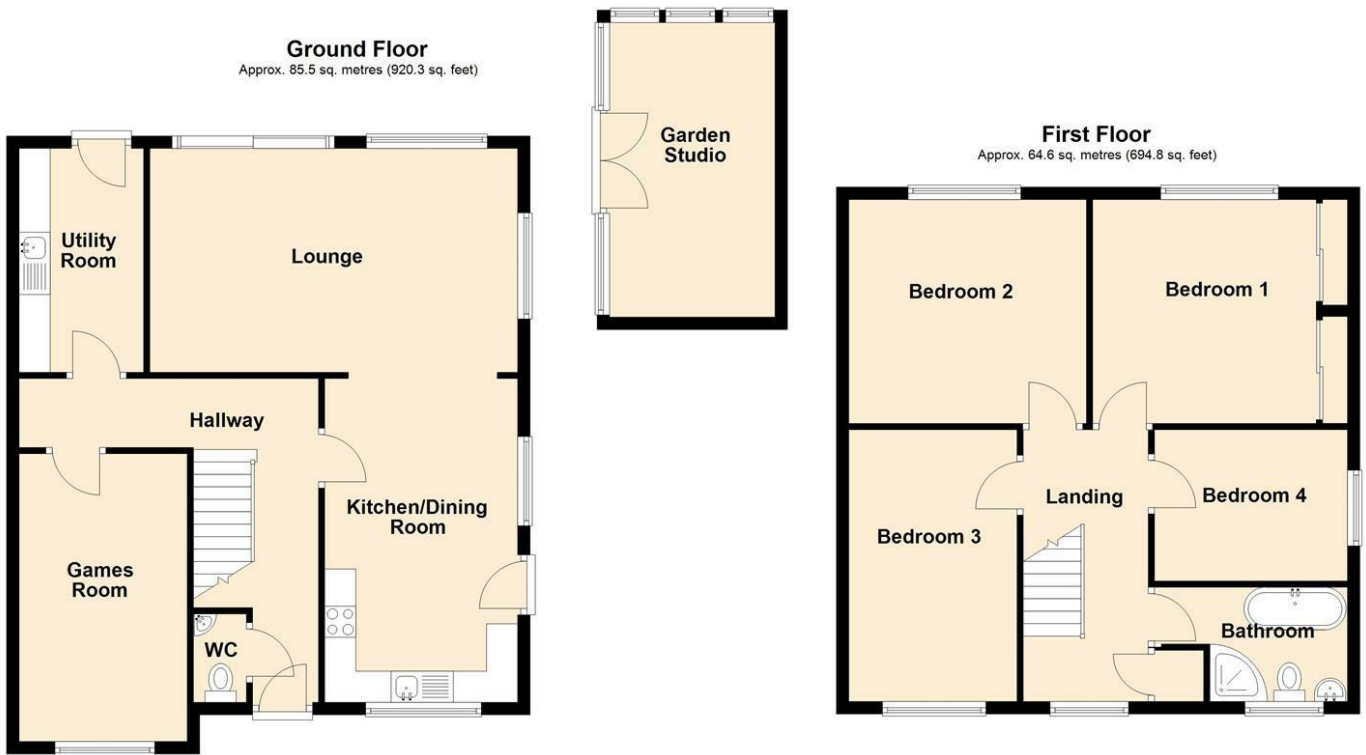


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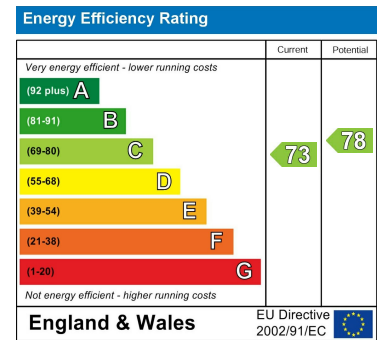
# Floor Plan



# Area Map



# Energy Efficiency Graph



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