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3 Coleman Road, Wrexham, LL11 5FT

Price £195,000

An immaculately presented 2 double bedroom semi detached home with plenty of private parking and impressive low maintenance landscaped gardens offering an excellent outdoor entertaining space, perfect for BBQ's and sociable gatherings. Located within this popular residential development just a short drive into Wrexham city centre and a range of amenities the accommodation briefly comprises a canopy porch, spacious lounge with wood effect laminate flooring and electric fire in surround, stylish fitted kitchen diner and access to the rear garden, and a ground floor well appointed shower room. The 1st floor landing connects the 2 double bedrooms, both with wood effect laminate flooring, and a bathroom. Gas fired central heating, Upvc double glazing. To the outside, the private drive for 3 cars leads alongside an artificial grass front garden with paved path to entrance door. A side gate opens to the enclosed rear garden with attractive Indian stone paved patio, artificial grass and timber decked patio. Leasehold, no chain. Energy Rating C (77)

LOCATION
Coleman Road is located within the popular modern development on the outskirts of the village of Brymbo. Set in an elevated position the development enjoys panoramic views towards Shropshire and Cheshire. There are excellent road links to the A483 bypass and Wrexham city centre which allows for daily commuting to the major commercial and industrial centres of the region. There are a range of convenient shopping facilities and social amenities within the villages of Brymbo and Tanyfron and the area is within the catchment for both primary and secondary schools. There are picturesque countryside walks nearby.

DIRECTIONS
From the A483 bypass take the exit for Ruthin (A525) and at the end of the slip road continue in the direction of Coedpoeth and take the right hand turning into Heritage Way before proceeding up the hill, continue past Brymbo Cricket Club on the right hand side and at the mini roundabout take a left hand turning proceeding past the College Fields development on the left hand side to the next roundabout, take the right turning into Lamberton Drive and second right into Coleman Road where the property will be observed on the left hand side.

ON THE GROUND FLOOR
Canopy porch with part glazed entrance door to the lounge.

LOUNGE 15'8" x 13'5" (4.8m x 4.1m)
A good-sized reception room having stairs to first floor landing and a wood effect laminate flooring, electric fire and surround, UPVC double glazed window overlooking front garden, mains wired smoke alarm, 2 x radiators and useful understairs storage cupboard.

KITCHEN/DINER 11'5" x 10'2" (3.5m x 3.1m)
The kitchen area is appointed with a white fronted range base and wall cupboards complimented by wooden work surface area incorporating a 4 ring stainless steel gas hob with oven/grill below and stainless steel extractor and splashback above, concealed IDEAL gas combination boiler, plumbing for washing machine, radiator, UPVC double glazed window, wood effect vinyl flooring, extractor fan and UPVC part glazed external door opening to rear garden.

SHOWER ROOM
An excellent addition to the property having low flush WC, pedestal wash basin, tiled splash back, shower enclosure with mains thermostatic shower, part tiles walls, radiator and extractor fan.

ON THE FIRST FLOOR
Approached by staircase from lounge to first floor landing.

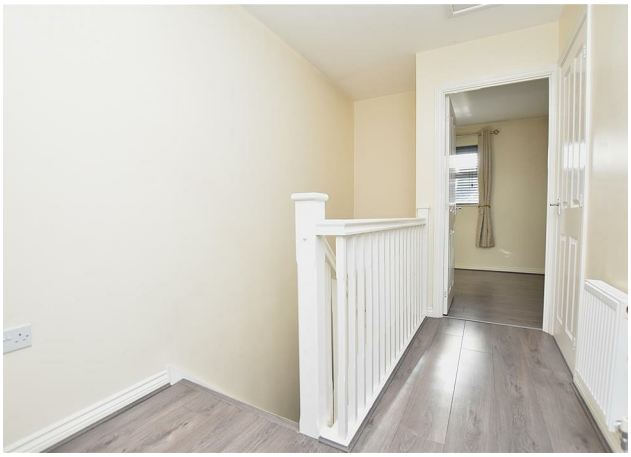
BEDROOM ONE 15'8" x 11'9" (4.8m x 3.6m)
2 UPVC double glazed windows to front, wood effect laminate flooring and radiator.

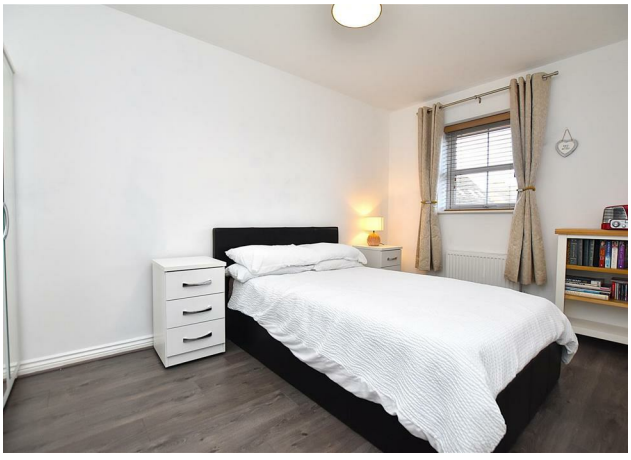
BEDROOM TWO 13'1" x 8'10" (4m x 2.7m)
UPVC double glazed window to rear, wood effect laminate flooring and radiator.

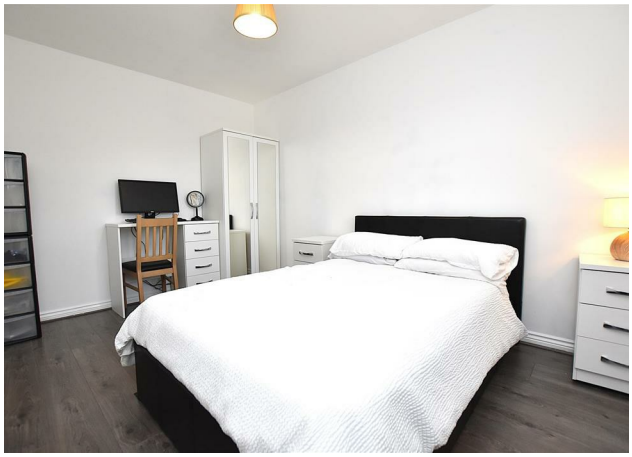
BATHROOM
Appointed with white suite of pedestal wash basin, low flush WC, bath with mixer tap, part tiled walls, UPVS double glazed window, radiator, tiled flooring and extractor fan.

OUTSIDE
To the front of the property a private tarmacked driveway providing parking for 2/3 cars alongside an artificial lawned front garden with paved path leading to the entrance door. Timber gate off the driveway opens to the rear garden which is a particular feature to the property having been landscaped to include a large Indian stone paved patio area with shaped artificial lawn beyond and further timber decked patio, all of which is enclosed and enjoys a good degree of privacy as not overlooked from the rear.



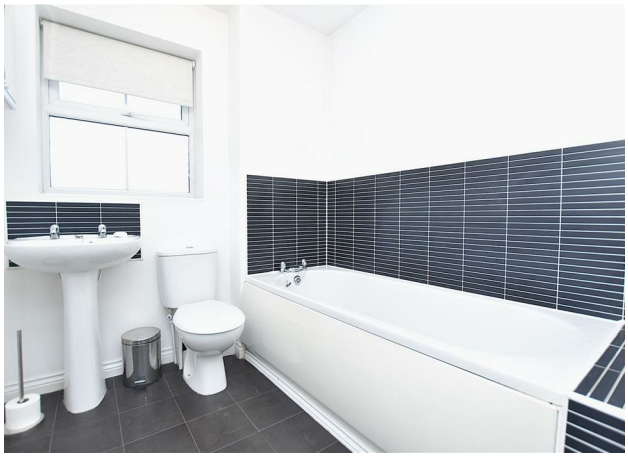












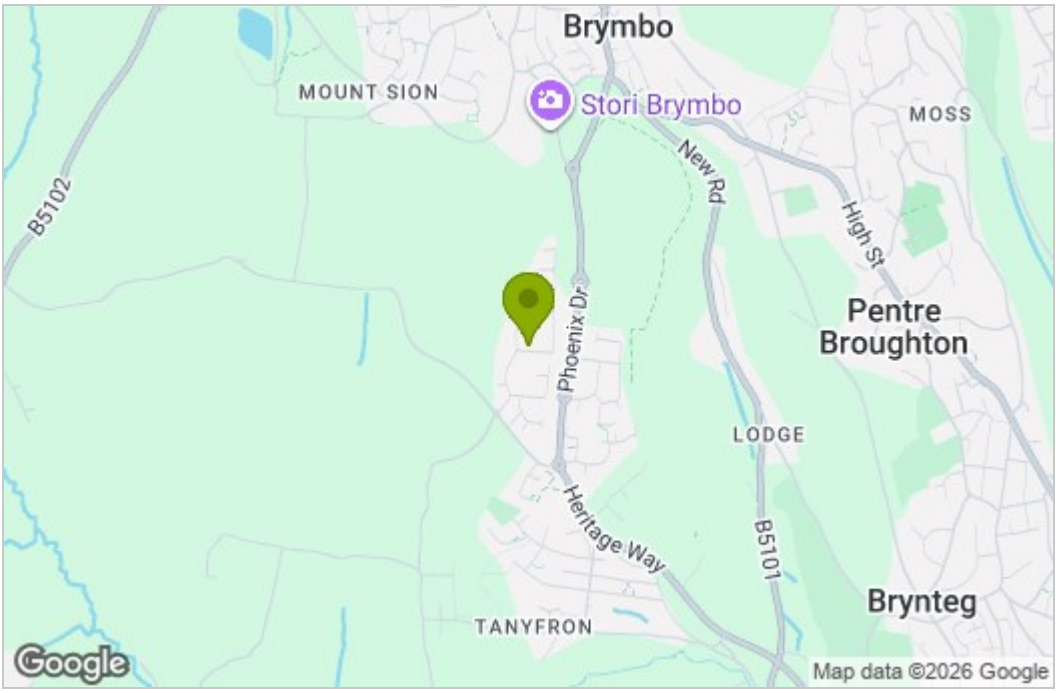




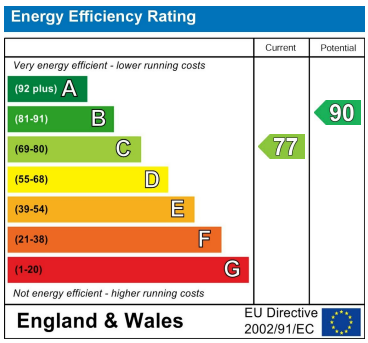
Floor Plan



Area Map



Energy Efficiency Graph



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