

Wingetts

More than just estate agents



49 Heol Glyndwr, Coedpoeth, LL11 3ES

Offers In The Region Of £165,000

An excellent opportunity to purchase this fantastic two-bedroom semi-detached property situated within the sought after village of Coedpoeth. This delightful home being extended to the rear offers spacious living accommodation briefly comprising; entrance hallway, lounge, dining room, kitchen and utility room. Upstairs you will find two good sized bedrooms, shower room and stairway leading to converted loft space. Externally there is off road parking and a good-sized rear garden. The garden is mainly laid to lawn with a paved patio area which is perfect for entertaining guests and soaking up the sunshine. Additionally, there is a lovely decked seated area and bar area.

An internal inspection is absolutely essential to fully appreciate what is on offer. Energy Rating C (71)

LOCATION

The property is located in the village of Coedpoeth, within easy access onto the A483 bypass and is set within walking distance of local amenities including shops and public transport service.

DIRECTIONS

From Wrexham proceed along the A525 Ruthin Road for approx. 3 miles into the village of Coedpoeth. Turn right onto Heol Offa, Turn left onto Heol Glyndwr

Destination will be on the left.

HALLWAY 9'7 x 13'8 (2.92m x 4.17m)

With tiled flooring, thermostat and staircase leading to the first floor:

LOUNGE 9'7 x 13'8 (2.92m x 4.17m)

This bright and spacious room enjoys a double-glazed window, laminate flooring, power points, a beautiful feature fireplace with oak mantle piece, slate hearth with log burner. Additionally there is a radiator and TV point.

KITCHEN 12'1 x 7'5 (3.68m x 2.26m)

A contemporary fitted kitchen with a range of wall and base units and worktops, power points, plumbing for washing machine, space for oven, extractor hood, laminate flooring. Additionally there a useful shelving, stainless steel sink with drainer and mixer tap with splash back.

DINING ROOM 20'11 x 7'1 (6.38m x 2.16m)

The property as been extended to provide an additional living space. With laminate flooring, power points, radiator x 2, double glazed window and French doors leading to the garden.

UTILITY ROOM 6'7 x 10'0 (2.01m x 3.05m)

With vinyl flooring, storage cupboards, power points, radiator, upvc door providing access to the front of the property.

FIRST FLOOR LANDING

With fitted carpet, double glazed window, power points and smoke alarm.

BEDROOM ONE 10'9 x 10'9 (3.28m x 3.28m)

Double bedroom with rear aspect with double glazed window, fitted carpet, radiator, power points, storage cupboard housing the Worcester combi boiler.

BEDROOM TWO 12'5 min x 8'8 (3.78m min x 2.64m)

Double bedroom with front aspect with double glazed window x 2, fitted carpet, radiator, power points and fitted wardrobe with sliding doors.

SHOWER ROOM 6'4 x 5'4 (1.93m x 1.63m)

A wonderful three piece suite incorporating a double shower cubicle with mains shower, low level w.c and wash hand basin. In addition benefits from vinyl flooring, extractor fan, radiator and panelled walls.

LOFT SPACE/POTENTIAL BEDROOM 17'5 x 9'9 (5.31m x 2.97m)

Converted loft space which provides useful storage/additional bedroom with fitted carpet, power points and 2 Velux windows.

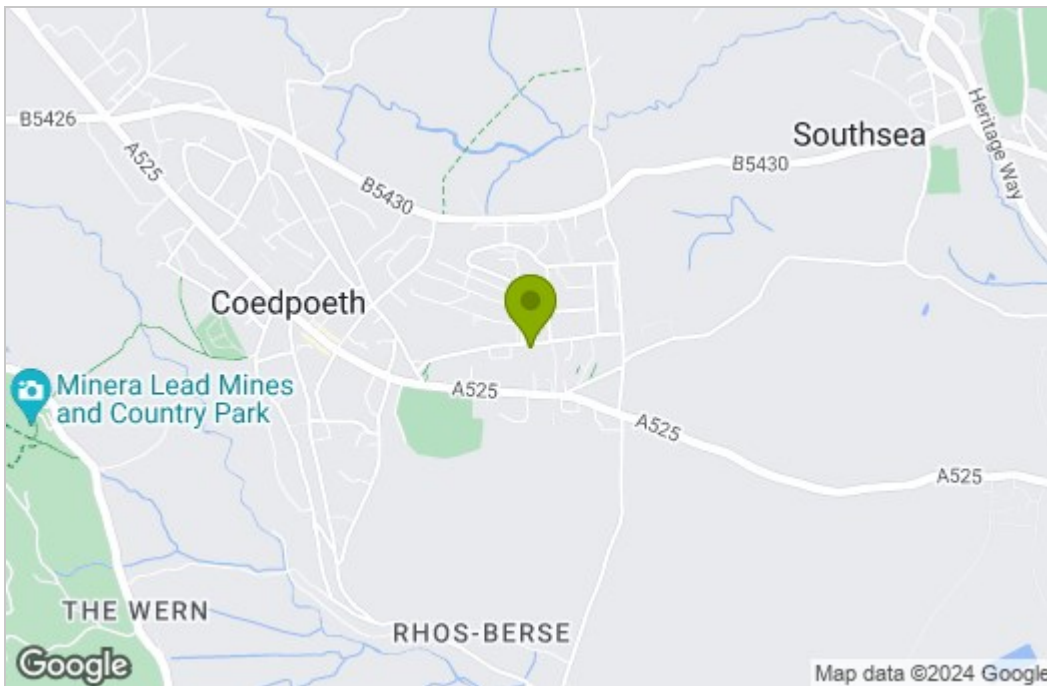
OUTSIDE

Externally there is off road parking and a good-sized rear garden. The garden is mainly laid to lawn with a paved patio area which is perfect for entertaining guests and soaking up the sunshine. Additionally there is a lovely decked seated area and bar area.

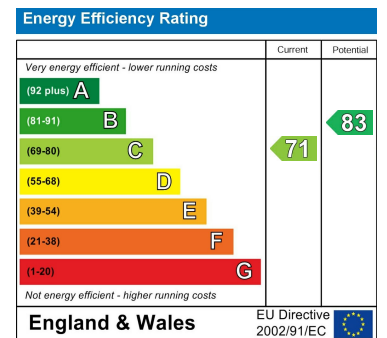
COUNCIL TAX BAND - B

Floor Plan

Area Map



Energy Efficiency Graph



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