



8 Lower Road, Coedpoeth, Wrexham, LL11 3TP
Price £625,000

A stunning 4 double bedroom detached bespoke family home designed to take full advantage of the fabulous panoramic views across the Clywedog Valley to the Welsh mountains offering an extremely high standard of specification and energy efficiency. Having the benefit of the balance of a 10 year warranty, underfloor heating to the majority of the accommodation, quality fitted kitchen with island, bi-fold doors, Juliet balcony off the lounge, principal bedroom suite with walk in wardrobe and en-suite shower room, guest bedroom with en-suite shower room, oak and glass staircase complimented by oak veneer internal doors and solar panel hot water system. The accommodation briefly comprises a welcoming hall with minstrel gallery above, double doors to the impressive lounge, spacious fitted kitchen dining room offering excellent entertaining space, utility room and cloaks/w.c. The lower ground floor includes a guest bedroom with en-suite and access to the garden together with a large sitting room with bi fold doors leading out to the porcelain paved patio. The 1st floor landing with glass balustrade leads to the 3 further double bedrooms including the principal bedroom suite and a family bathroom. Externally, a brick paved drive provides ample parking, double garage with electric door, lawned gardens extending to the rear, porcelain paved patio from where to admire the views and a useful lockable workshop/storeroom. NO CHAIN. Energy Rating - B (88)

LOCATION

Located on the fringe of the village of Coedpoeth enjoying stunning panoramic views across the Clywedog Valley surrounded by beautiful countryside yet only approximately 3 miles from Wrexham City Centre and excellent road links to Chester and the North West. The village offers a good range of day to day shopping facilities and social amenities together with a local doctors, schools, pharmacy, dentist, petrol station, choice of pubs and a frequent bus service. The city centre, famous for its Football Ground and Parish Church offers excellent facilities and public transport.

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 right onto Lower Road. The property will be observed on the right after approx. 200 yards.

ON THE GROUND FLOOR

Composite entrance door opening to:

WELCOMING HALLWAY

With minstrel style gallery and partial double ceiling height with Velux roof light window, inset ceiling spotlights, oak veneer internal doors, under floor heating, oak and glass staircase and Herringbone pattern oak flooring.

CLOAKS/W.C

Appointed with a low flush w.c with dual flush, wash basin set within vanity unit with tiled splashback and heated tiled floor.

LOUNGE 19'4 x 18'0 (5.89m x 5.49m)

Oak veneer double doors from the hallway open into this spacious reception room having a continuation of the Herringbone pattern oak flooring, upvc double glazed window to front, upvc double glazed French doors with matching side windows opening to a Juliet balcony providing panoramic views, zoned under floor heating, high level television aerial point within recess and fire below.

KITCHEN/DINING ROOM 19'5 x 13'7 (5.92m x 4.14m)

Appointed with a stylish gloss grey fronted range of base and wall cabinets complimented by attractive work surface areas with matching upstands and central island incorporating a breakfast bar, integrated four ring induction hob with integral extractor fan, integrated full sized dishwasher, pan drawers, larder cupboard, double oven/grill, housing for American style fridge freezer, ceramic 1 ½ bowl sink unit with chrome mixer tap and upvc double glazed window above overlooking the Clywedog Valley, heated tiled floor, inset ceiling spotlights and oak veneer door opening into:

UTILITY 11'3 x 5'4 (3.43m x 1.63m)

Fitted with matching base and wall cupboards, work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, upvc double glazed window, provision for washing machine, space for tumble dryer, inset ceiling spotlights and heated tiled flooring.

LOWER GROUND FLOOR

Glass and oak staircase leads down to the lower ground floor passing a upvc double glazed picture window from where to admire the views.

LOWER LANDING

Having the benefit of a useful understairs storage cupboard, oak veneer doors off to all rooms, inset ceiling spotlights, walk-in storage cupboard housing the large hot water cylinder with solar panel water system.

SITTING ROOM 18'3 x 17'0 (5.56m x 5.18m)

Having stunning views through the 10'0 wide aluminium bi-fold doors which lead out onto the Porcelain paved patio, polished concrete heated flooring heating and inset ceiling spotlights.

GUEST BEDROOM 19'4 x 18'3 (5.89m x 5.56m)

Upvc double glazed French doors with side windows lead out onto the Porcelain paved patio, heated polished concrete flooring, inset spotlights and oak veneer door opening into:

EN-SUITE 8'5 x 5'7 (2.57m x 1.70m)

Appointed with a stylish suite of rectangular wash basin with mixer tap and vanity cupboard below, close coupled w.c, corner shower cubicle with mains thermostatic shower including a Drench style shower head, part tiled walls, inset ceiling spotlights, heated tiled floor, upvc double glazed window and heated towel rail.

ON THE FIRST FLOOR

Approached via the glass and oak staircase from the hallway to:

LANDING

With two Velux roof light windows, glass balustrade and minstrel gallery overlooking the hall, inset ceiling spotlights and oak veneer doors off.

BEDROOM ONE 19'4 x 12'0 (5.89m x 3.66m)

Enjoying a dual aspect with upvc double glazed windows to front and rear, radiator, inset ceiling spotlights and walk-in wardrobe.

EN-SUITE 8'6 x 5'5 (2.59m x 1.65m)

Appointed with a double width walk-in shower with mains thermostatic shower, Drench style shower head and separate hand held shower head, wash basin set within vanity unit, close coupled w.c, chrome heated towel rail, tiled floor, part tiled walls and inset ceiling spotlights.

BEDROOM TWO 13'2 x 11'7 (4.01m x 3.53m)

Upvc double glazed window overlooking the rear garden and the Clywedog Valley, radiator, inset ceiling spotlights and walk-in wardrobe.

BEDROOM THREE 16'8 x 12'7 (5.08m x 3.84m)

Upvc double glazed window, useful eaves storage cupboard, ceiling hatch to roof space, inset ceiling spotlights and radiator.

FAMILY BATHROOM 10'6 x 8'2 (3.20m x 2.49m)

Beautifully appointed with a wash basin and w.c set within an 'L' shaped range of vanity cupboards with marble effect top, bath with mixer tap, Drench style shower head above and splash screen, heated towel rail, upvc double glazed window, part tiled walls, tiled flooring, storage cupboard and inset ceiling spotlights.

OUTSIDE

The property is approached along a brick paved private driveway providing ample parking and guest parking and leading to the:

GARAGE 17'0 x 16'9 (5.18m x 5.11m)

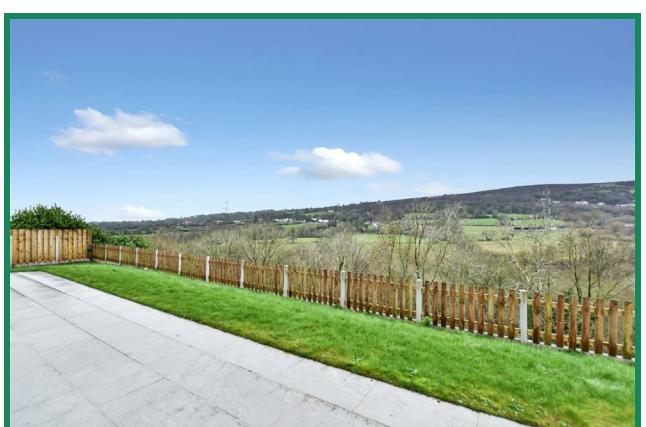
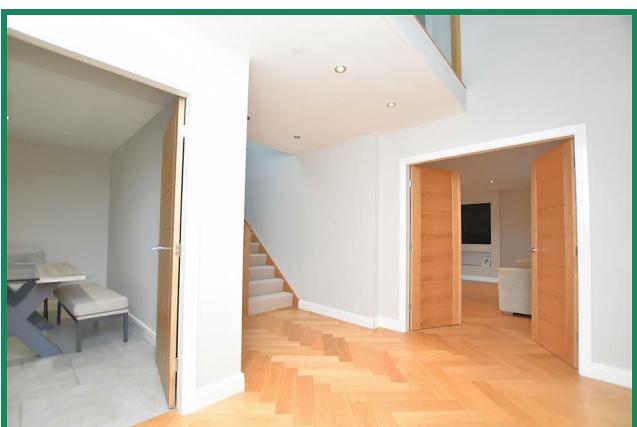
Having electric door, lighting, power points and integral door into the hallway.

GARDENS

The lawned garden extends to the side of the property and there is a useful lockable storeroom/workshop (11'8 x 10'8) having lighting and power sockets. The rear garden has a good sized Porcelain paved patio which is ideal for outdoor entertaining and dining whilst taking advantage of the panoramic views across the lawned garden towards the Welsh Hills.

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.



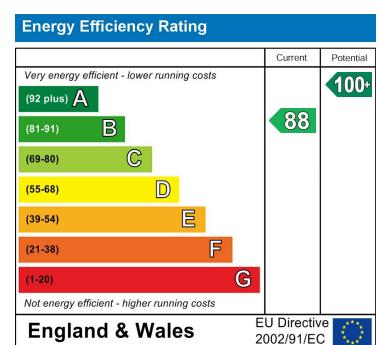


Floor Plan

Area Map



Energy Efficiency Graph



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