



Tawelwch Heol Maelor, Wrexham, LL11 3LR

Price £250,000

This charming and unique 2/3 bedroom bay fronted detached bungalow is a true gem set within extensive mature gardens. In need of some modernisation the living accommodation briefly comprises; a welcoming entrance hallway, spacious lounge which is bright and airy, boasting a corner bay-fronted outlook over Oswestry and Gobowen, fitted kitchen, conservatory, dining room/bedroom 3, two double bedrooms, family bathroom and a useful cellar. The property has the advantage of double-glazed windows and a Gas Central Heating System. Externally, the home occupies a generous plot with exceptional parking facilities for several vehicles with turning area and detached double garage. Private gardens extend to the front side and rear, with the rear garden enjoy a sunny aspect, perfect for outdoor entertaining. Please contact Wingetts to arrange a viewing. Energy Rating - D (59)

LOCATION

Located within the popular village of Coedpoeth which is surrounded by beautiful countryside and fabulous walks yet just 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 onto Heol Maelor. Tawelwch will be observed on the right just before the turning for Poplar Close.

ACCOMMODATION

Upvc part glazed entrance door opening to:

ENTRANCE HALLWAY

A welcoming hallway with fitted carpet.

LOUNGE 11'11 x 13'4 (3.63m x 4.06m)

This inviting space enjoys a double glazed window, corner bay window with views over Oswestry and Gobowen, fitted carpet, power points, TV Point, radiator and there is and a gas fire with surround and slate hearth that adds warmth and charm.

DINING ROOM 12 x 7'11 (3.66m x 2.41m)

The dining room area is the perfect room to relax and enjoy a meal with fitted carpet, radiator, power points and patio sliding door leading into conservatory.

KITCHEN 12'11 x 9'11 (3.94m x 3.02m)

Fitted with a range of wall and base units with worktops and tiled splashback, tiled flooring, power points, sink with drainer and mixer tap, electric oven and gas hob with extractor hood. Additionally there are double glazed windows and part glazed door leading to the conservatory.

CONSERVATORY 15'8 x 9 (4.78m x 2.74m)

Part brick/partly glazed with views overlooking the rear garden which can be accessed via steps.

BEDROOM ONE 11'11 x 11'3 (max) (3.63m x 3.43m (max))

Front aspect double bedroom with circular bay window, blind shutters, fitted wardrobes, radiator and fitted carpet.

BEDROOM TWO 9'5 x 8'10 (min) (2.87m x 2.69m (min))

Front aspect double bedroom, blind shutters, fitted wardrobes, radiator and fitted carpet.

FAMILY BATHROOM 8 x 10'11 (2.44m x 3.33m)

Fitted with a four piece suite comprising of a wash hand basin, panelled bath, shower cubicle with mains shower, part tiled walls, non slip flooring, airing cupboard and frosted double glazed window.

GARAGE 18 '11 x 17'8 (5.49m '3.35m x 5.38m)

Double garage/workshop with electric roller shutter doors, side personal door, lighting and power sockets.

EXTERIOR

A private driveway provides parking for several vehicles with turning area alongside a lawned front garden and steps to entrance. The rear garden is a particular feature of the property enjoying an excellent degree of privacy together with a sunny aspect and includes paved patio with good sized lawned garden beyond, an established variety of plants, flowers and trees. Whether dining alfresco, or relaxing in a cosy corner with a book, this garden offers something for everyone. Access to cellar.

CELLAR

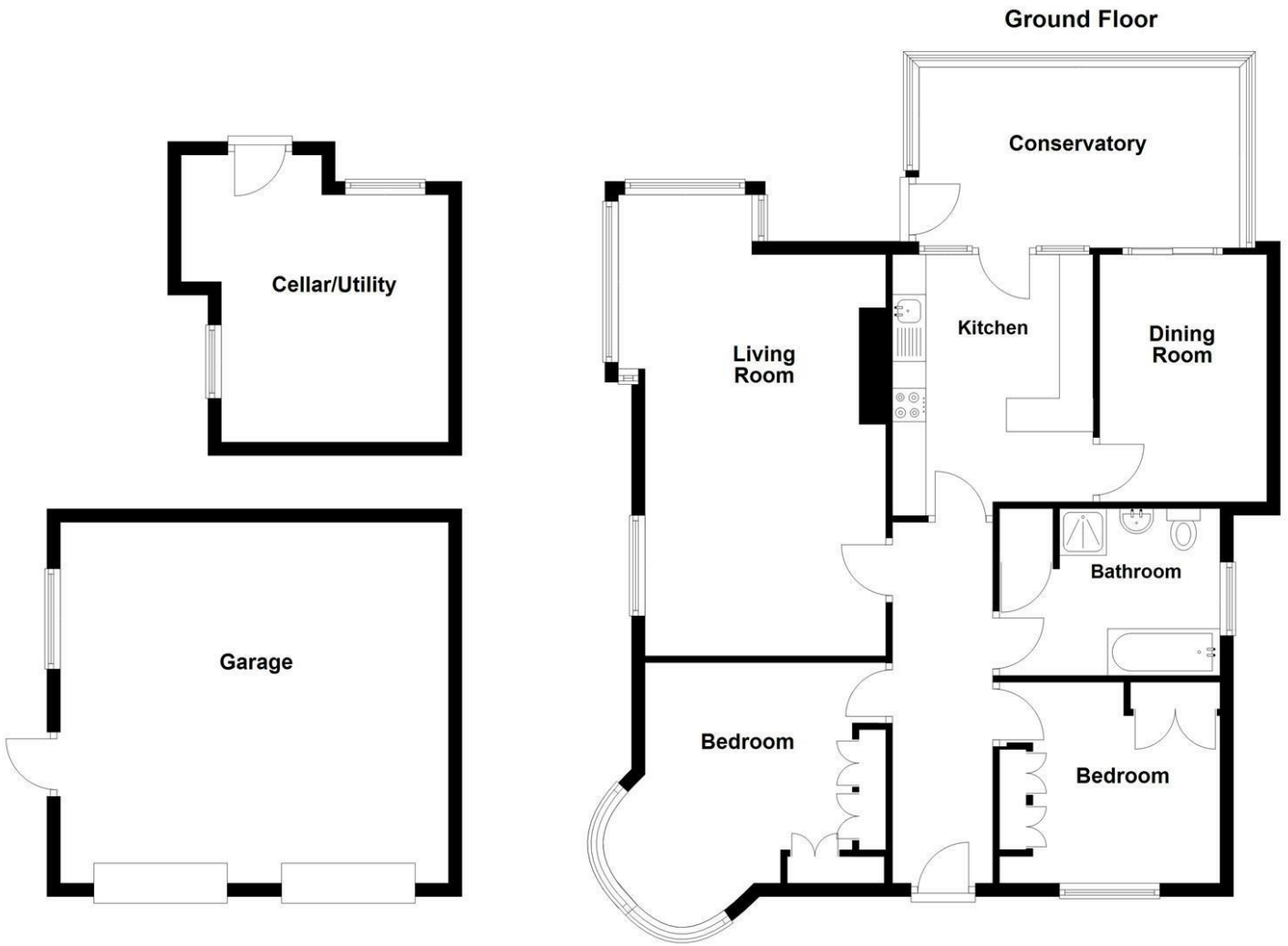
Accessed via steps from the rear garden with lighting, power sockets and housing Worcester conventional boiler which has been recently serviced.

PLEASE NOTE

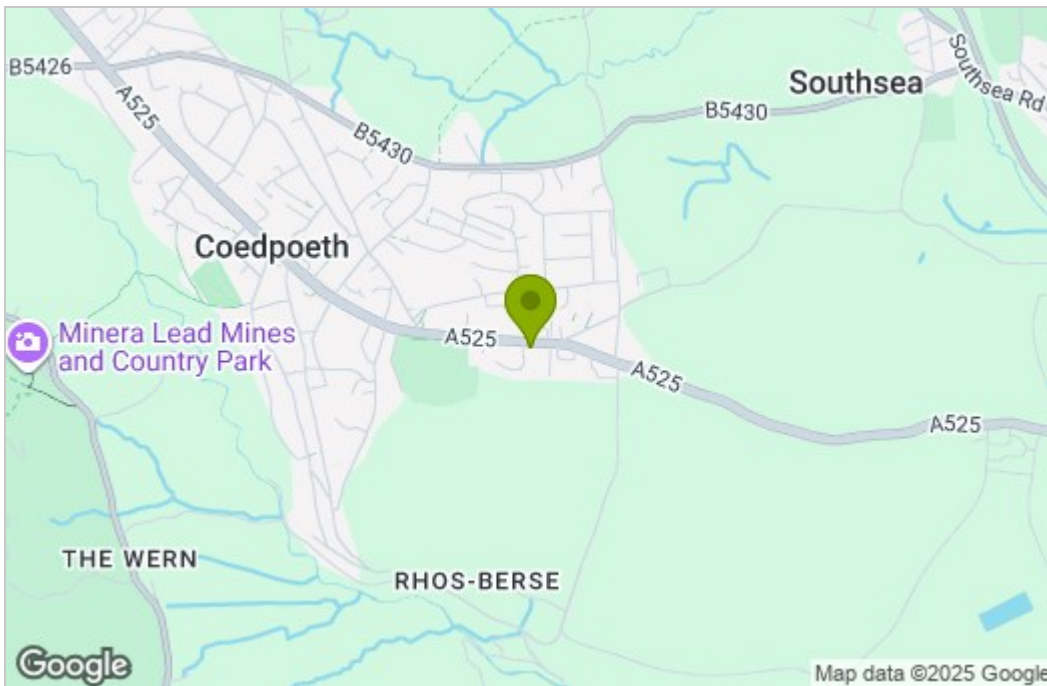
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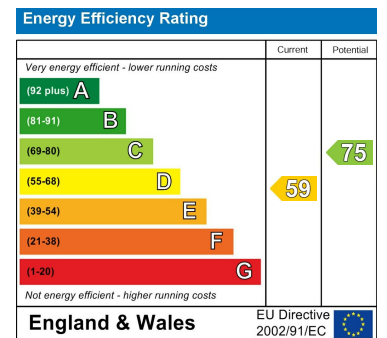
Floor Plan



Area Map



Energy Efficiency Graph



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