



6 Salem Road, Coedpoeth, Wrexham, LL11 3SG

Price £190,000

A beautifully presented and much improved 3 bedroom cottage offering character features blended with modern day comforts to include a wood burner, Oak veneer internal doors, part underfloor heating and an impressive shower room. Conveniently located within walking distance of the amenities the village of Coedpoeth has to offer including a bus service, shops, schools and picturesque countryside walks. The accommodation briefly comprises a part glazed entrance door opening to the hall with tiled floor, lounge with chimney breast incorporating the log burner on a slate hearth with oak mantle, sociable and well appointed fitted kitchen diner with a range of stylish base and wall cupboards and work surface areas, plumbing for dishwasher, useful understairs store cupboard and utility room with plumbing for washing machine, space for dryer and space for fridge freezer. The 1st floor landing connects the 3 bedrooms, 2 of which are doubles, and a shower room featuring lovely wall tiles and oversized shower area. Gas fired central heating and Upvc double glazing.

To the outside, a double width drive provides private parking and leads to the garage with lighting and power. The enclosed garden provides a safe environment for children and pets and includes a patio area for outdoor entertaining, lawn, decorative gravel and external electric socket. Energy Rating - TBC

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 in the direction of Ruthin and after approx. 3 miles you will enter the Village of Coedpoeth. Take the right turn opposite the playing fields immediately before the Dentist into Smithy Lane, continue up the hill, turn left into Waen Road, follow the road around and after approx. 500 yards take the left turn into Salem Road and after a further 100 yards the entrance to the house will be observed on the right hand side.

ON THE GROUND FLOOR

Part glazed upvc entrance door opening to:

HALLWAY

With tiled floor, inset ceiling spotlights, vertical grey radiator and oak veneer door opening to:

LOUNGE 17'8" x 11'5" (5.4m x 3.5m)

Well presented featuring the warmth of a log burner set within chimney breast with oak mantel and slate hearth, two upvc double glazed windows to front, two radiators, heated tiled flooring, two ceiling lights, stairs rising to first floor landing and an open aspect to:

KITCHEN/DINING ROOM 13'5" x 12'9" (4.1m x 3.9m)

Having a continuation of the heated tiled flooring, fitted range of base and wall cabinets complimented by work surface areas incorporating a ceramic 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above, four ring electric hob with cutlery and pan drawers below and angled extractor hood above, double oven/grill, plumbing for dishwasher, part tiled walls, radiator, inset ceiling spotlights, larder cupboard, useful understairs storage cupboard and oak veneer door opening to:

UTILITY ROOM

Plumbing for washing machine, space for dryer, space for fridge freezer, work surface area, tiled flooring, radiator, concealed Glowworm gas central heating boiler, inset ceiling spotlights and upvc part glazed external door.

ON THE FIRST FLOOR

A turned staircase from the lounge rises to:

LANDING

With useful storage cupboard and oak veneer doors off.

BEDROOM ONE 11'9" x 9'6" (3.6m x 2.9m)

Upvc double glazed window to front, radiator and part feature wall panelling.

BEDROOM TWO 11'9" x 6'10" (3.6m x 2.1m)

A double bedroom with upvc double glazed window and radiator.

BEDROOM THREE 9'10" x 6'2" (3m x 1.9m)

Having the benefit of a fitted bed frame with storage drawers and radiator.

SHOWER ROOM

Beautifully appointed with a low flush w.c, wash basin with mixer tap set within vanity unit, shower area with black electric shower unit and matching black Drench style shower head, part tiled marble effect wall tiled, heated towel rail, illuminated wall mounted mirror, exposed stonework, inset ceiling spotlights, wall lights, upvc double glazed window with deep sill and airing cupboard housing the hot water cylinder.

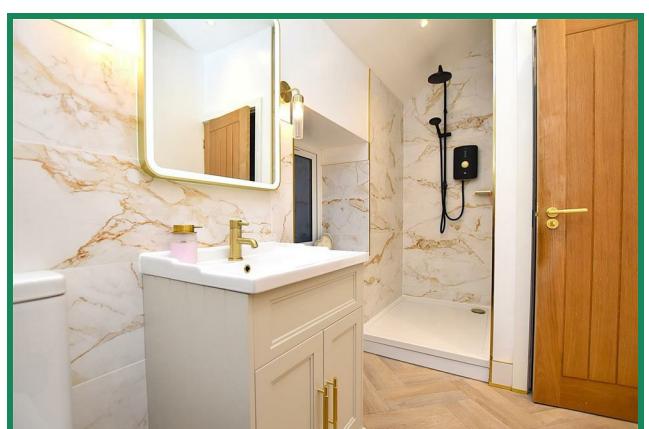
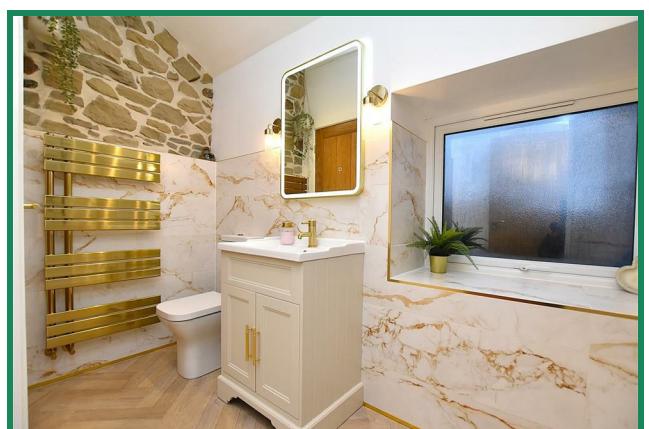
OUTSIDE

A double width driveway leads to the garage having metal up and over door, lighting, power sockets and cable for electric car charger. A gated path leads to the entrance door alongside a lawned garden and paved patio for outdoor entertaining, timber fencing, decorative gravel, cold water tap and electric socket. To the rear of the property is a gated path giving access and cold water tap.

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.



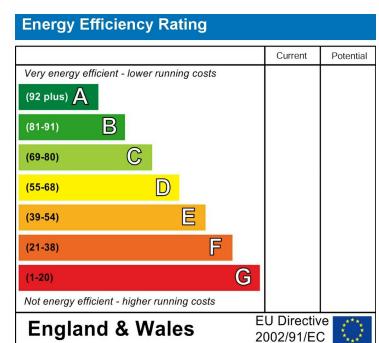


Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.