



32 Fferm Llidiart Werdd

Coedpoeth, Wrexham, LL11 3PX

Offers In The Region Of £299,950



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Entrance

Approached via a composite entrance door, the property opens into a welcoming entrance porch with tiled flooring, a uPVC double glazed window to the side elevation and inset ceiling lighting. A door leads through to the Lounge.

Lounge

Featuring laminate flooring, a charming log burner set on a slated hearth, inset ceiling spotlights, a double panel radiator, television and telephone points, a uPVC double glazed window to the front elevation and a useful under stairs storage cupboard. The lounge flows seamlessly into the impressive open plan kitchen/dining room.

Kitchen / Dining Room

The dining area offers tiled flooring, a double panel radiator, inset ceiling spotlights and uPVC double glazed French doors with glazed side panels opening onto the rear garden, creating a wonderful space for entertaining. There is also a useful storage cupboard with plumbing and space for a washing machine. The kitchen is fitted with a range of matching wall, drawer and base units incorporating an integrated dishwasher, a stainless steel sink unit with mixer tap, space for a Flavel range style cooker with an eight ring gas hob and extractor hood over, splashback tiling, space for an American style fridge/freezer, a wall mounted radiator, inset ceiling spotlights, a uPVC double glazed window overlooking the rear garden and a charming barn style door providing side access.

Versatile Room / Bedroom Four

Offering flexibility as a fourth bedroom, home office or additional sitting room. This room benefits from laminate flooring, built in storage cupboards, inset ceiling spotlights, a television point, a double panel radiator and a uPVC double glazed window to the front elevation.

Stairs to The First Floor

The landing features carpeted flooring, inset ceiling spotlights, access to the loft and uPVC double glazed

window. Doors lead to three well proportioned bedrooms and the family bathroom.

Bedroom One

Double bedroom, Carpeted flooring, a uPVC double glazed window, inset ceiling spotlights, a double panel radiator and a range of built-in sliding wardrobes complete with hanging rails and shelving.

Bedroom Two

Bedroom two is another generous double room with carpeted flooring, a double panel radiator, inset ceiling spotlights and a uPVC double glazed window.

Bedroom Three

Features laminate flooring, a double panel radiator and a uPVC double glazed window. Recessed are with rails and shelving.

Family Bathroom

The stylish family bathroom is fitted with a contemporary four piece suite comprising a freestanding bath with mixer tap and handheld shower attachment, a walk in shower with glazed screen, a wash hand basin with mixer tap and a low level WC. The room is finished with tiled flooring, inset ceiling spotlights and a uPVC double glazed frosted window.

Outside

Externally, the property occupies a generous wrap around plot with gardens to the front, side and rear. The outdoor space offers a patio seating area, ideal for entertaining, alongside well maintained lawned gardens bordered by mature hedging, fencing and established trees, creating a private and peaceful setting. Gated side access leads to the front of the property where off road parking is provided via a stone slabbed driveway with attractive hedged boundaries.

Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts

Tel: 01978 353000

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To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Misrepresentation Act.

These particulars, whilst believed to be accurate, are for

guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

Loans.

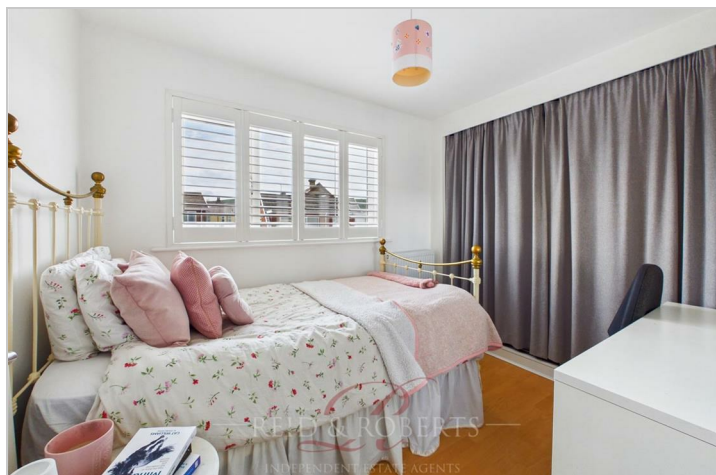
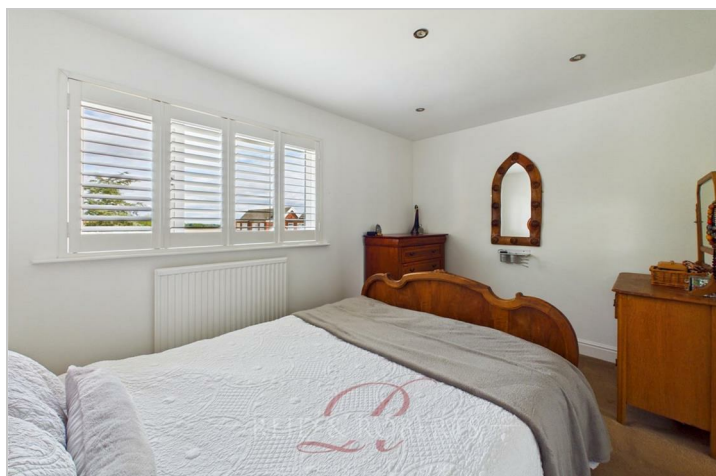
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Services.

The agents have not tested the appliances listed in the particulars.

Tenure

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.



—REID & ROBERTS—
INDEPENDENT ESTATE AGENTS

Floor 0

Entry: 1.03 x 1.42 m

Lounge: 3.69 x 4.28 m

Versatile Room / Bedroom Four: 2.20 x 4.67 m

Open-Plan Kitchen/Diner: 6.47 x 4.30 m

Floor 1

Bedroom Two: 2.93 x 3.75 m

Bedroom One: 3.77 x 2.65 m

Bedroom Three: 2.84 x 2.36 m

Landing: 4.56 x 3.81 m

Bathroom

Approximate total area⁽¹⁾
91.9 m²

(1) Excluding balconies and terraces

Calculations reference the BICS (PMS) 3C Standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

QIRAFFE360

Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		72	76
England & Wales		EU Directive	EU Directive

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