



## 12-14 High Street

Coedpoeth, Wrexham, LL11 3SB

£180,000



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## Accommodation Comprises:

Two White Upvc double glazed door leads into both sides of the property with access into:

### Downstairs Lounge

16'0" x 12'1" (4.9m x 3.7m)

High ceiling with double glazed window to the front elevation, double panelled radiator, vent for tumble dryer, high level electric fuse box, step leads up to number 14 Lounge and a step leads up to:

### Downstairs Kitchen

10'9" x 8'10" (3.3m x 2.7m)

Housing a range of wall and base unit with rolled top work surfaces with stainless steel sink unit with mixer tap over, void and plumbing for washing machine, fitted electric oven splash back tiling, grey wood effect laminate flooring, double glazed window to the rear elevation, double panelled radiator, white upvc double glazed door with cat flap leads to the rear of the property.

A door leads into:

### Downstairs Shower Room

7'2" x 2'11" (2.2m x 0.9m)

Housing a modern white three piece suite comprising a corner fully tiled shower cubicle, pedestal sink, low flush WC, fitted towel rail, air vent and wood effect grey laminate flooring.

### Inner Hallway

Door leads off to downstairs bathroom and a step down leads into:

### Downstairs Sitting Room

16'0" x 11'6" (4.9m x 3.53m)

White Upvc double glazed door leads to the front of the property along with a double glazed window to the front elevation, double panelled radiator and wall mounted electric meter.

Door off Inner Hallway leads to:

### Downstairs Bathroom

8'9" x 4'1" (2.68m x 1.27m)

Fitted with a Three piece suite comprising a panelled bath with mixer tap shower attachment over with screen, bidet and pedestal sink unit, double glazed frosted window to the rear elevation, double panelled radiator and wood effect laminate flooring.

### Separate Downstairs WC

4'3" x 2'4" (1.3m x 0.73m)

Fitted with a low flush WC and hand basin, tiled walls, tongue and groove ceiling.

Stairs lead to the first floor accommodation

## Landing

Loft access, smoke alarm, wall light and doors off to:

### Bedroom One

13'5" x 11'6" (4.1m x 3.53m)

Built in twin bunk beds with built in walk in wardrobe area with additional storage space, double glazed window to the front elevation, textured high ceiling, double panelled radiator.

### Bedroom Two

13'1" x 7'2" (4m x 2.2m)

Double glazed window to the rear elevation, single panelled radiator, wood effect laminate flooring and fitted shelving.

### Upstairs Lounge

12'9" x 12'9" (3.9m x 3.9m)

Unique solid oak wooden fire surround housing a cast iron gas fire set on Bethesda raised slate hearth, textured high ceiling with central ceiling light fan, textured walls, double glazed window to the front elevation, double panelled radiator, telephone and sky point. Opening leads into:

### Upstairs Kitchen with Balcony

12'9" x 7'2" (3.9m x 2.2m)

Original shreiber kitchen housing a range of wall and base units with rolled top work surfaces, built in electric oven with four ring gas hob over, space for fridge freezer double glazed window to the rear elevation overlooking the garden and views beyond, single panelled radiator, stainless steel sink unit, Upvc double glazed stable door leads out onto the balcony,

## Outside

The property has an alley to the front which gives pedestrian access to the rear

### To the Rear

The property can be accessed via Victoria Road which leads to a privately owned road by the owner which he gives vehicular access over to neighbouring property. The property is approached via a wrought steel gate which leads to the rear garden and garages. Overall the land included is approximately 100ft from the rear of the property to include lawned garden and there is also a sectioned off area of garden which has been slate gravelled with easy maintenance in mind and is bounded by fence panels.

### Double Garage/Workshop

24'11" m x 17'8" (7.6m m x 5.4m)

Brick built garage with vaulted ceiling, glazed window and corrugated double doors .

### Workshop Area

17'0" x 4'7" (5.2m x 1.4m)

Having a toilet and sink (not in use)

Tel: 01978 353000

### Open Garage

15'5" x 11'5" (4.7m x 3.5m)

### Double Garage

17'0" x 8'6" (5.2m x 2.6m)

Double pull out doors, high ceiling, door opening into garage 2.

### Open Garage

15'8" x 8'10" (4.8m x 2.7m)

### Garage

15'8" x 8'10" (4.8m x 2.7m)

### Cellar 1

12'5" x 10'9" (3.8m x 3.3m)

Access to the rear of the gravelled driveway.

### Cellar 2

12'5" x 10'9" (3.8m x 3.3m)

Access to the rear of the gravelled driveway.

### Viewings

Viewing Arrangements - Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### Offers

TO MAKE AN OFFER - MAKE AN APPOINTMENT

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.

### Mortgages

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### Loans

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

### Services

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

### Disclaimer

Whilst every effort has been made in compiling these particulars, no responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only. Any appliances mentioned have not been tested and Reid & Roberts accept no responsibility for their working order. Purchasers must satisfy themselves as to the correctness of these particulars prior to purchasing. They do not form any part of any sale or part contract of sale.

### Hours of Business

Hours Of Business - Monday - Friday 9.15am - 5.30pm  
Saturday 9.15am - 4.00pm



## Road Map



## Hybrid Map



## Terrain Map



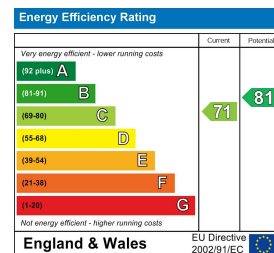
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.