



## 16 Green Gate Fferm Llidiart Werdd

Coedpoeth, Wrexham, LL11 3PX

£199,950



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## Entrance

5'11" x 2'11" (1.82m x 0.89m)

Entered via a UPVC front door with frosted glazed panel, giving access to the living accommodation and staircase rising to the first floor. Carpeted flooring, ceiling light point, and UPVC frosted window to the front elevation.

## Living Room

13'1", 36'1" x 12'4" (4.11m x 3.78m)

Spacious reception area featuring a bay fronted UPVC double glazed window to the front elevation, carpeted flooring, ceiling light point with additional wall-mounted lights, electric fireplace with surround, double panelled radiator, and double doors opening into the dining area/kitchen.

## Kitchen/ Dining

9'11" x 15'7" (3.03m x 4.77m)

Fitted with a range of wall and base units with complementary granite worktops, partial tiled walls, stainless steel sink unit with mixer tap, and vinyl flooring. Integrated 'Europa' electric oven, 'New World' 4-ring gas hob with extractor fan over. Space for washing machine and dishwasher. Housing wall-mounted 'Logic Heat 15' boiler. Understairs storage cupboard. Double glazed windows to the rear and side elevations, ceiling light point, and double panelled radiator.

The Dining Area is bright and welcoming with wood-effect flooring, space for dining table, ceiling light point, double panelled radiator, sliding patio doors opening into the conservatory, and double doors to the living room.

## Conservatory

8'1" x 15'7" (2.47m x 4.77m)

A bright additional living space with wood-effect flooring, power and lighting, a range of UPVC double glazed windows to the rear, UPVC door leading out to the garden, and sliding doors into the kitchen/dining area.

## Landing

9'7" x 6'0" (2.93m x 1.84m)

Carpeted stairs and landing area giving access to all bedrooms, bathroom, storage cupboard, and loft. Ceiling light point.

## Bedroom One

10'10" x 9'3" (3.31m x 2.84m)

Double bedroom with built-in wardrobes, wood-effect flooring, UPVC double glazed window to the front elevation, single panelled radiator, and ceiling light point.

## Bedroom Two

9'11" x 7'10" (3.03m x 2.39m)

Further double bedroom featuring built-in storage and overhead cupboards, wood-effect flooring, UPVC double glazed window to the rear elevation, single radiator, and ceiling light point.

## Bedroom Three

7'10" x 6'0" (2.41m x 1.85m)

Built-in storage cupboards, wood-effect flooring, UPVC double glazed window to the front elevation, ceiling light point, and single radiator.

## Shower Room

5'6" x 6'11" (1.69m x 2.11m)

Fitted with a three-piece suite comprising a walk-in shower cubicle with wall-mounted shower, wash hand basin with separate hot and cold taps, and low-level WC. Tiled flooring and walls, single radiator, ceiling light point, and frosted UPVC double glazed window to the rear.

## Front Garden

Set behind hedging providing privacy, with a pebble-feature garden area and a generous driveway offering off-road parking for up to four vehicles.

## Rear Garden

A low-maintenance rear garden arranged over two levels with a mix of gravelled and paved seating areas, perfect for outdoor entertaining. Central steps lead to a raised area with a further patio. The rear garden backs onto a large open grassed area and so is not overlooked from the rear.

## Detached Garage

The property benefits from a spacious detached garage, fitted with electric-powered up-and-over door for convenient access. The garage is fully equipped with power and lighting throughout, making it ideal for both vehicle storage, work or

Tel: 01978 353000

other usage. A side door offers easy access directly into the garden, a rear-facing window allows natural light in while providing a pleasant view over the rear garden.

### 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.

### Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

### 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.

### Services.

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

### Loans.

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

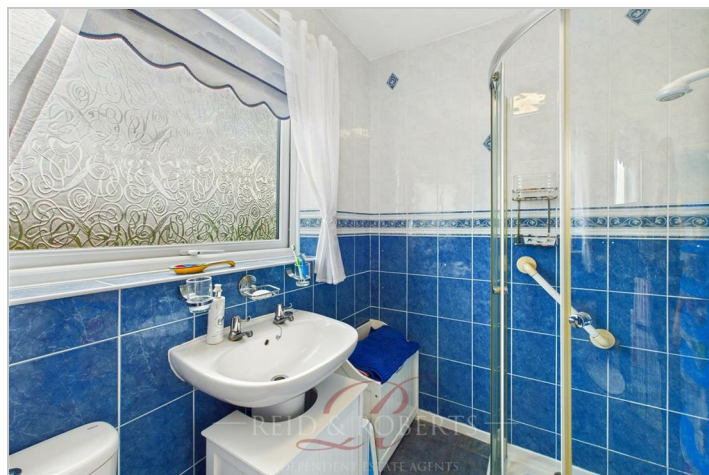
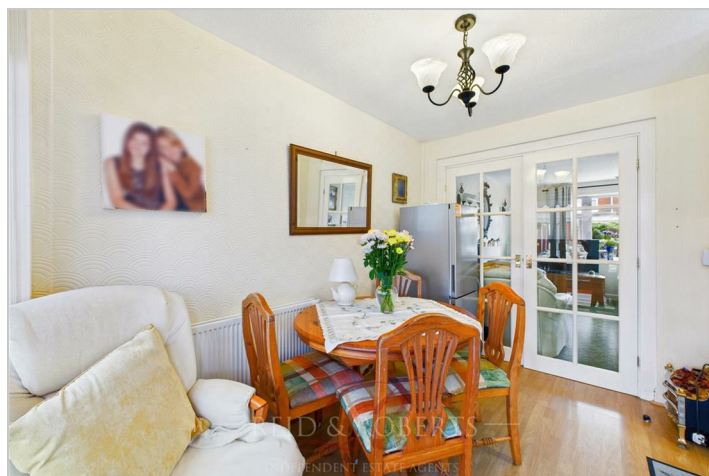
### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

### Floor Plan.

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.



Road Map



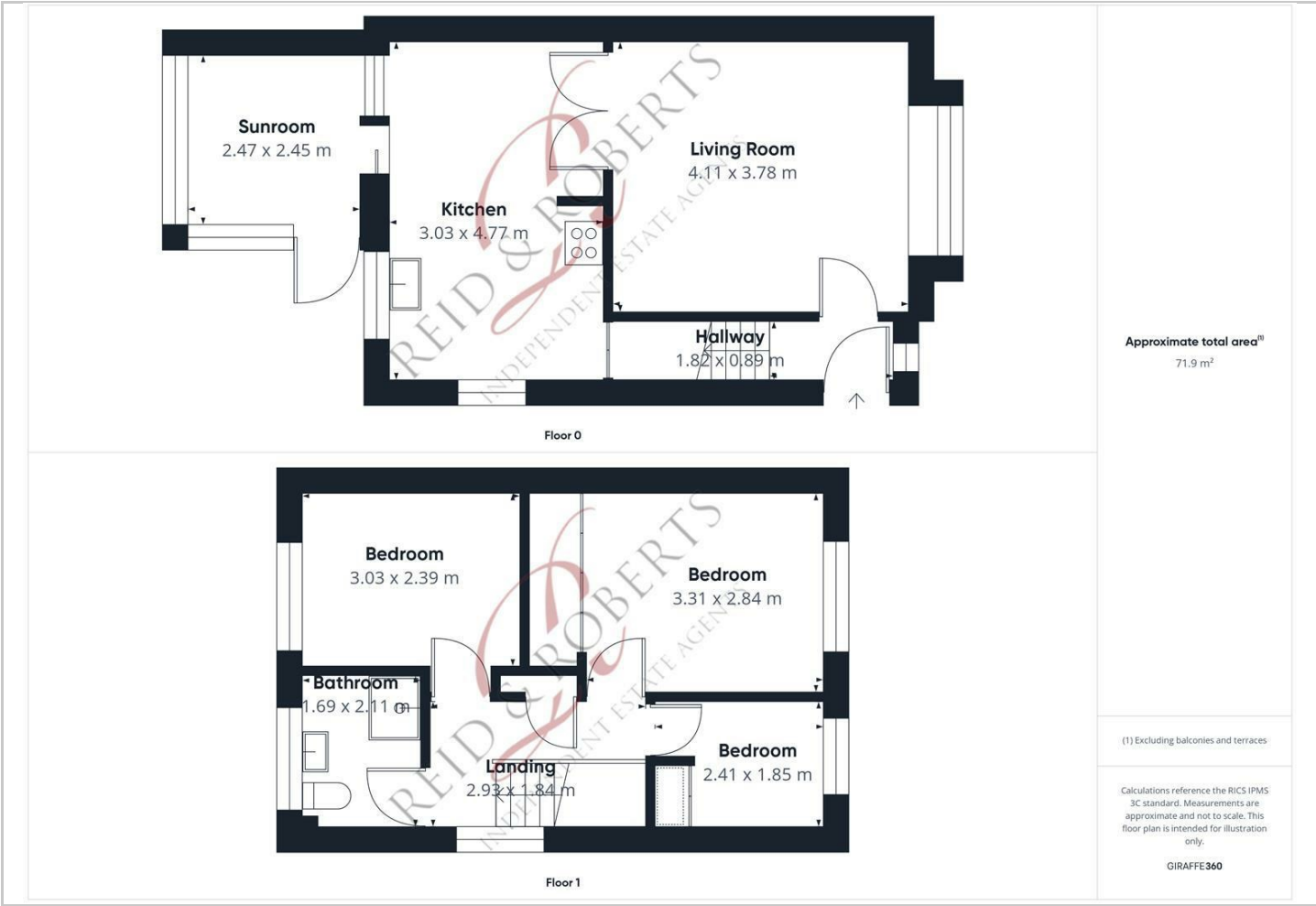
Hybrid Map



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



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