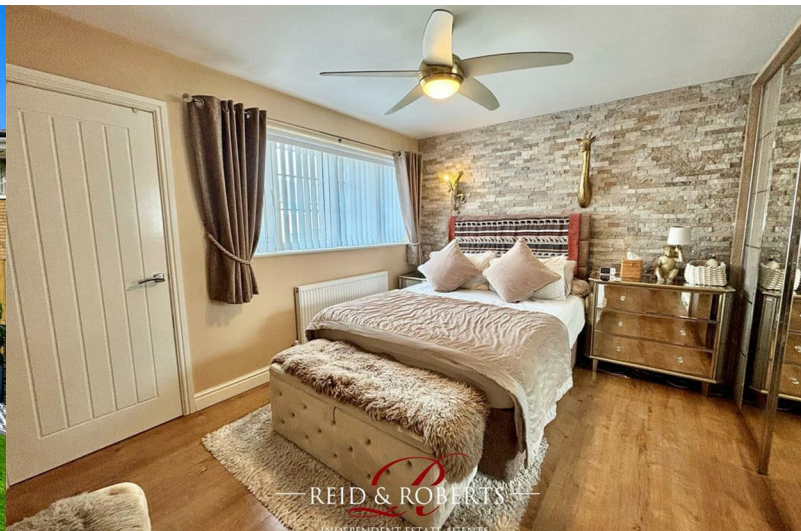




11 Poplar Close

Coedpoeth, Wrexham, LL11 3LZ

Offers In The Region Of £359,950



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Entrance Hall

4'0" x 5'6" (1.24m x 1.68m)

Welcoming entrance hall accessed via a modern composite front door with a frosted UPVC double-glazed side window. Featuring a tiled floor with a stone-effect finish, panel radiator, and inset spotlights.

Lounge

11'8" x 16'9" (3.577m x 5.124m)

A bright and spacious room with Upvc double-glazed window to the front aspect. Finished with contemporary high gloss tiled flooring, TV aerial point, chrome panel radiator, and inset ceiling spotlights. stairs rising to the first floor.

Dining Room

9'2" x 8'7" (2.8m x 2.62m)

A versatile open-plan dining space featuring continuation of the high gloss tiled flooring, a wall-mounted chrome panel radiator, and inset ceiling lights. Double glass panel doors open into the sun room, while the room flows seamlessly into the lounge and kitchen, creating a wonderful space for family gatherings or entertaining.

Kitchen

10'11" x 8'7" (3.35m x 2.62m)

This beautifully designed Kitchen is both stylish and functional, featuring a comprehensive range of sleek modern wall, drawer, and base units, complemented by striking black quartz worktops and tasteful tiled splash backs. A 1.5 bowl stainless steel sink is perfectly positioned beneath a rear-facing UPVC double-glazed window, framing picturesque views of open fields. High-quality integrated Neff appliances include an Electric Oven, Microwave, gas Hob with extractor, and fridge/freezer. The space is further enhanced by the high-gloss tiled flooring and modern ceiling lighting, creating a seamless and sophisticated finish.

Sun Room

9'5" x 8'10" (2.88 x 2.712)

UPVC double-glazed bay window, which floods the room with natural light. The sliding patio doors provide seamless access to the tranquil rear garden patio, offering a perfect spot for outdoor enjoyment. Inside, the room boasts a sleek, high-gloss tiled flooring. A triple pendant light fixture hangs from the ceiling, providing ample illumination. The modern, wall-mounted electric fire creates a cozy and inviting focal point. With its peaceful and calming vibe, this room serves as an ideal retreat for relaxation and unwinding.

Utility

4'3" x 8'7" (1.32m x 2.62m)

This well-appointed utility room boasts sleek black quartz roll-edge worktops, complemented by additional fitted storage units. A modern stainless steel circular sink adds a stylish touch, while designated space and plumbing are provided for both a washing machine and dishwasher.

The room features durable tiled flooring and part-tiled walls, with natural light streaming in through a UPVC double-glazed window. A rear access door offers added convenience and functionality.

Garage

8'0" x 19'5" (2.46m x 5.92)

Conveniently accessed via a Up and Over door, the garage offers generous space suitable for secure vehicle parking or versatile additional storage. It is equipped with a ceiling-mounted light fitting, ensuring visibility and ease of use at any time of day.

Stairs and Landing

5'6" x 15'3" (1.7m x 4.65m)

The landing provides access to all first-floor rooms and features convenient loft access. With carpeted flooring, a built-in storage cupboard, and a ceiling light,

Bedroom One

13'7" x 9'11" (4.163 x 3.026m)

This generously proportioned principal bedroom is bright and welcoming, featuring a UPVC double-glazed window to the front elevation that fills the space with natural light. The room is finished with attractive wood-effect laminate flooring and includes a double panelled radiator. A ceiling fan with integrated lighting

En-Suite

7'2" x 6'1" (2.198 x 1.879)

the Stylishly appointed bathroom features a wall-mounted shower over the bath with a convenient handheld attachment, a low flush WC, and a sleek wash hand basin set within a modern wall-hung vanity unit with a contemporary mixer tap. Fully tiled walls and flooring create a clean, cohesive look, complemented by inset spotlights and a heated towel rail for added comfort. A frosted UPVC window to the front provides natural light while ensuring privacy.

Bedroom Two

19'5" x 8'6" (5.930 x 2.599)

This generously sized second bedroom offers a bright and comfortable space, featuring stylish wood-effect laminate flooring and modern inset spotlights. A UPVC double-glazed window to the front aspect allows for plenty of natural light, while a double panelled radiator

Bedroom Three

9'5" x 8'6" (2.884 x 2.593)

Situated at the rear of the property, this room offers peaceful countryside views through a UPVC double-glazed window. It features a double panelled radiator for added warmth, stylish wood-effect laminate flooring, and a tiled feature wall that enhances the room's character. A ceiling light completes the space, ensuring a bright and inviting atmosphere.

Tel: 01978 353000

Bedroom Four

8'5" x 8'6" (2.57m x 2.6m)

Boasting stunning rear views, this versatile fourth bedroom is perfect for use as a home office, nursery, or guest room. The space is thoughtfully finished with wood-effect laminate flooring, modern inset spotlights, and a double panelled radiator,

Shower Room

7'1" x 5'4" (2.16m x 1.65)

This stylish family shower room is equipped with a walk-in shower enclosure featuring a rainfall shower head, a low flush WC, and a sleek ceramic stone wash hand basin mounted on a wall-hung vanity unit. The pebble mosaic-effect tiled flooring adds a touch of elegance, while the heated towel rail ensures warmth and convenience. A frosted UPVC window provides natural light and privacy.

Garden

This beautifully landscaped rear garden seamlessly combines patio and lawned areas, creating the perfect setting for outdoor entertaining or simply relaxing in the fresh air. The sleek glass balustrades along the rear boundary beautifully complement the design, providing an unobstructed, panoramic view of the surrounding countryside.

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.

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.

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.

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.

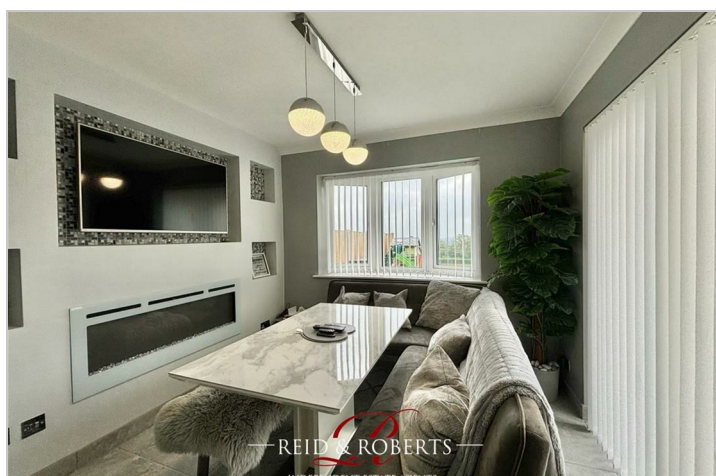
Hours Of Business.

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



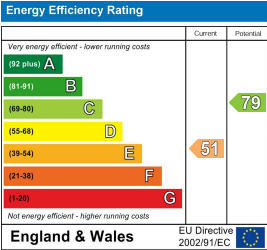
Floor Plan



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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