



4 Heol Llewelyn

Coedpoeth, LL11 3PA

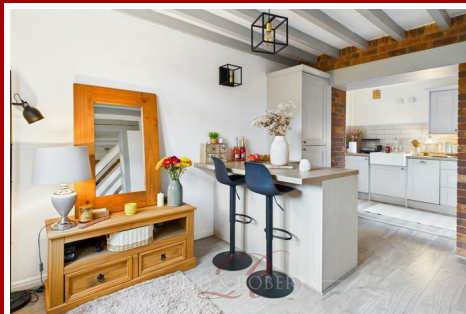
Offers In The Region Of £169,950



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To the Front

To the front of the property, access is gained via a gate, leading to a Stone pathway, bordered by two side sections. The entrance porch benefits from outdoor lighting.

Entrance Porch

Accessed via an entrance door, the porch features tiled flooring, a light point and UPVC double glazed window to the side elevation.

Lounge

Featuring carpeted flooring, UPVC double glazed window to the front elevation, double panel radiator and television point. The room benefits from attractive exposed brick feature work, recessed cabinet displays featuring inset ceiling spotlights. Stairs rise to the first floor, while opening provides access through to the breakfast area and kitchen, creating a flowing layout combining character features with modern living.

Breakfast/ Dining Area

An opening leads through to the breakfast area, which benefits from an integrated fridge freezer, additional complementary worktop space and a breakfast bar, along with a double panel radiator. UPVC double glazed windows to the front elevation. Feature exposed brick walls opening into the kitchen.

Kitchen

Fitted with a range of wall, drawer and base units with complementary worktop surfaces. Ceramic sink unit with mixer tap, partially tiled walls, and space for an Electra oven with a four ring electric hob and extractor fan above. Double panel radiator

and UPVC double glazed window to the side elevation. UPVC door providing access to the rear garden, with a further door to the side elevation and access to off road parking.

Stairs to The First Floor

Carpeted flooring, double panel radiator and UPVC double glazed window to the front elevation. An airing cupboard houses the wall mounted 'iMini 2' boiler and provides additional shelving.

Bedroom One

UPVC double glazed window to the front elevation, Carpeted flooring, double panel radiator, ceiling light point and high ceilings. Built in storage cupboard with lighting and hanging rail.

Bedroom Two

Carpeted flooring, UPVC double glazed window to the front elevation, double panel radiator, ceiling light point and access to the loft.

Bathroom

Four piece suite comprising a panelled bath with mixer tap and handheld shower attachment, walk in shower cubicle with shower tray and mains shower over, wash hand basin and low level flush WC. Further features include fully tiled walls, vinyl flooring, inset ceiling spotlights, double panel radiator and UPVC double glazed frosted window to the side elevation.

To The Rear

Access from the kitchen, leading to a pathway with steps rising to the garden. The garden features lawned areas, a patio seating area and an outbuilding with electricity. The garden is enclosed by hedging and fencing to the boundaries.

Tel: 01978 353000

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.

Loans.

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

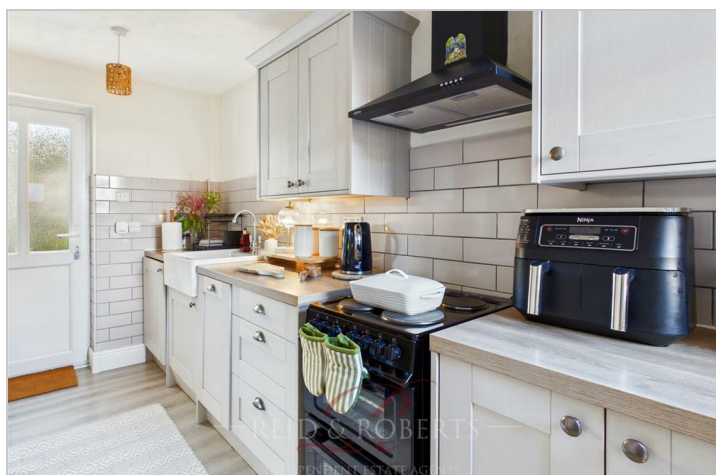
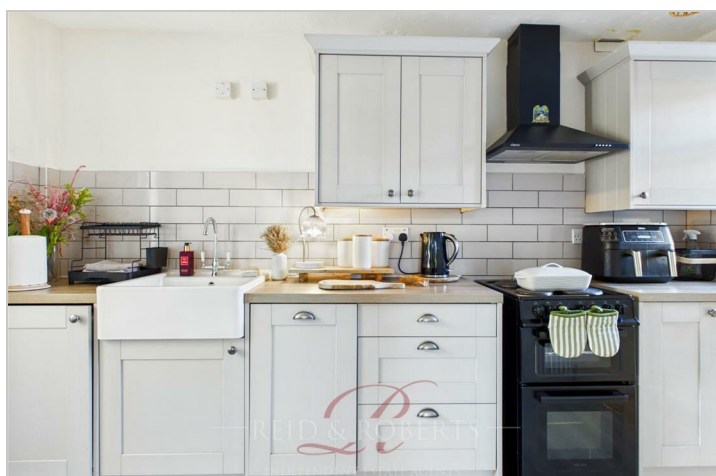
Services.

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

Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



Road Map



Hybrid Map



Terrain Map



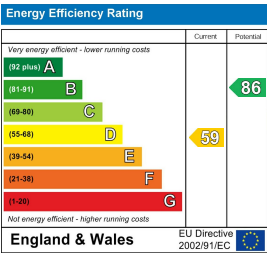
Floor Plan



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



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