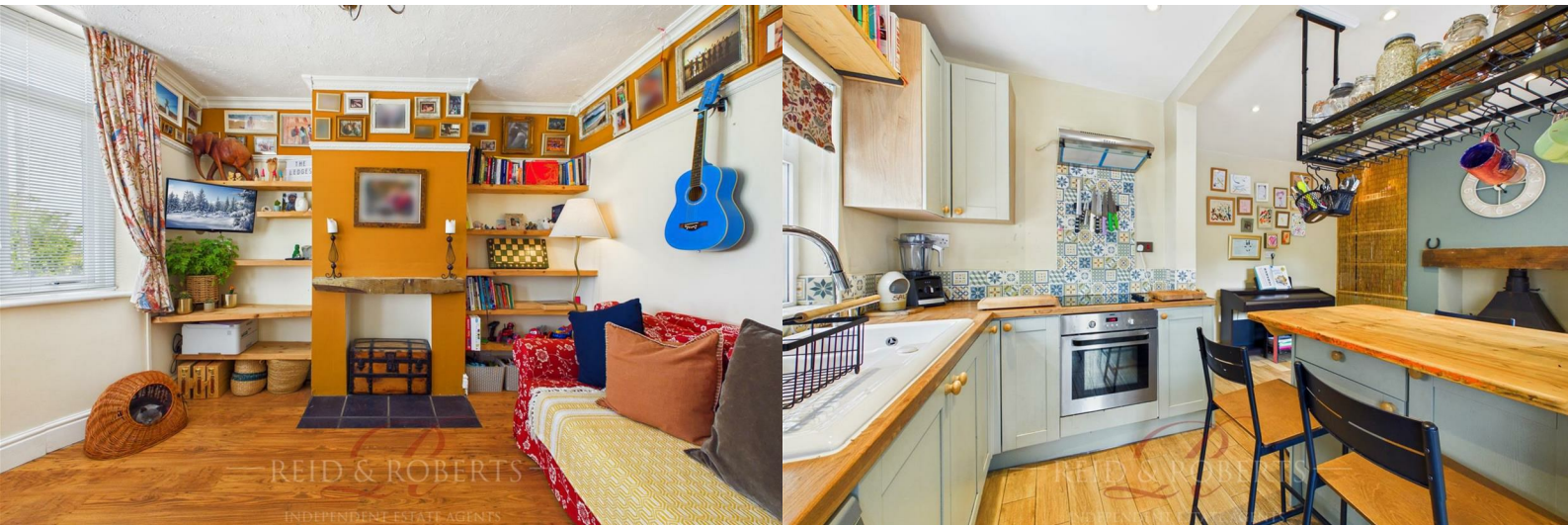




## 4 Jubilee Villas

Coedpoeth, Wrexham, LL11 3LL

£260,000



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## To The Front

The property is approached via steps leading to the entrance door, with a gravelled frontage creating a low-maintenance outdoor space. Side access is available, providing access for vehicles through to the rear of the property and off road parking to the front.

## Entrance Hallway

5'10" x 14'8" (1.80m x 4.48m )

Entered via a UPVC double glazed entrance door, the hallway features a single panelled radiator, ceiling light point, and useful understairs storage cupboard. Stairs rise to the first-floor accommodation, with doors leading off to the lounge and kitchen.

## Living Room

11'5" x 11'4" (3.50m x 3.47m )

A cosy and inviting living space featuring wood-effect laminate flooring, a bay UPVC double glazed window to the front elevation enjoying pleasant views, alcoves with fitted shelving, ceiling light point, and single panelled radiator.

## Kitchen/Dining Room

17'10" x 11'4" (5.46m x 3.47m )

The kitchen is fitted with a range of wall and base units with complementary worktop surfaces over, incorporating a 1.5 ceramic sink unit with mixer tap. Integrated 'Zanussi' oven with four-ring hob and extractor fan above. Space is provided for a washing machine, tumble dryer, dishwasher, and fridge freezer. Additional features include partially tiled walls, inset spotlights, breakfast bar seating area, and UPVC double glazed windows to the side and rear elevations allowing for natural light.

Opening through to the dining area, which benefits from fitted alcove shelving and cupboards, a log burner set on a tiled hearth creating an attractive focal point, and a UPVC double glazed window overlooking the rear garden.

## First Floor Accommodation

2'9" x 9'11" (0.85m x 3.03m)

Providing access to three bedrooms, bathroom, and separate WC. Additional features include loft access and ceiling light point.

## Main Bedroom

9'6" x 11'4" (2.91m x 3.47m )

A spacious principal bedroom featuring carpeted flooring, ceiling light point, single panelled radiator, and a bay UPVC double glazed window to the front elevation enjoying far-reaching views. The room also benefits from built-in wardrobes.

## Bedroom Two

9'7" x 11'4" (2.93m x 3.47m )

Featuring a UPVC double glazed window to the rear elevation, carpeted flooring, single panelled radiator, ceiling light point, and built-in wardrobes providing useful storage space.

## Bedroom Three

5'11" x 6'9" (1.82m x 2.07m )

Featuring carpeted flooring, single panelled radiator, ceiling light point, and a UPVC double glazed window to the front elevation enjoying pleasant views.

## Bathroom

5'11" x 5'7" (1.81m x 1.72m )

A characteristic bathroom fitted with a panelled bath complete with shower screen, waterfall shower, and separate handheld attachment. Further comprising a wash hand basin with separate hot and cold taps set within a vanity unit. Additional features include wood-effect laminate flooring, partially tiled walls, inset spotlights, and a wall-mounted heated towel rail.

## W.C

3'1" x 2'6" (0.96m x 0.77m )

Separate W.C from the bathroom which is fitted with a low-level WC, tiled flooring, and a frosted UPVC double glazed window to the side elevation.

## Loft Space

16'7" x 15'11" (5.08m x 4.86m )

Accessed from the landing, the loft space offers a spacious and highly useful area with planning permission already granted for conversion, providing excellent potential for additional living accommodation if desired.

## Rear Garden

The rear garden enjoys a combination of lawned and patio

seating areas, ideal for outdoor dining and entertaining. To the far rear of the garden there is a summer house, offering excellent versatility and ideal potential for those working from home. The garden also benefits from an attached brick-built storage shed and a detached garage with additional space to the rear. Off road parking.

#### Misrepresentation Act.

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#### Services.

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

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#### 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.

#### 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



## Road Map



## Hybrid Map



## Terrain Map



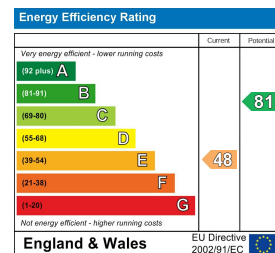
## Floor Plan



## 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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