REID & ROBERTS

INDEPENDENT ESTATE AGENTS



32 Fferm Llidiart Werdd

Coedpoeth, Wrexham, LL11 3PX

Offers In The Region Of £299,950

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Entrance
Approached via a composite entrance door, the property opens into a welcoming entrance porch with tiled flooring, a uPVC double glazed window to the side elevation and inset ceiling lighting. A door leads through to the Lounge.

Lounge
Featuring laminate flooring, a charming log burner set on a slated hearth, inset ceiling spotlights, a double panel radiator, television and telephone points, a uPVC double glazed window to the front elevation and a useful under stairs storage cupboard. The lounge flows seamlessly into the impressive open plan kitchen/dining room.

Kitchen / Dining Room
The dining area offers tiled flooring, a double panel radiator, inset ceiling spotlights and uPVC double glazed French doors with glazed side panels opening onto the rear garden, creating a wonderful space for entertaining. There is also a useful storage cupboard with plumbing and space for a washing machine. The kitchen is fitted with a range of matching wall, drawer and base units incorporating an integrated dishwasher, a stainless steel sink unit with mixer tap, space for a Flavel range style cooker with an eight ring gas hob and extractor hood over, splashback tiling, space for an American style fridge/freezer, a wall mounted radiator, inset ceiling spotlights, a uPVC double glazed window overlooking the rear garden and a charming barn style door providing side access.

Versatile Room / Bedroom Four
Offering flexibility as a fourth bedroom, home office or additional sitting room. This room benefits from laminate flooring, built in storage cupboards, inset ceiling spotlights, a television point, a double panel radiator and a uPVC double glazed window to the front elevation.

Stairs to The First Floor
The landing features carpeted flooring, inset ceiling spotlights, access to the loft and uPVC double glazed window. Doors lead to three well proportioned bedrooms and the family bathroom.

Bedroom One
Double bedroom, Carpeted flooring, a uPVC double glazed window, inset ceiling spotlights, a double panel radiator and a range of built-in sliding wardrobes complete with hanging rails and shelving.

Bedroom Two
Bedroom two is another generous double room with carpeted flooring, a double panel radiator, inset ceiling spotlights and a uPVC double glazed window.

Bedroom Three
Features laminate flooring, a double panel radiator and a uPVC double glazed window. Recessed are with rails and shelving.

Family Bathroom
The stylish family bathroom is fitted with a contemporary four piece suite comprising a freestanding bath with mixer tap and handheld shower attachment, a walk in shower with glazed screen, a wash hand basin with mixer tap and a low level WC. The room is finished with tiled flooring, inset ceiling spotlights and a uPVC double glazed frosted window.

Outisde
Externally, the property occupies a generous wrap around plot with gardens to the front, side and rear. The outdoor space offers a patio seating area, ideal for entertaining, alongside well maintained lawned gardens bordered by mature hedging, fencing and established trees, creating a private and peaceful setting. Gated side access leads to the front of the property where off road parking is provided via a stone slabbed driveway with attractive hedged boundaries.

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.

Hours Of Business.

Monday - Friday 9.15am - 5.00pm
Saturday 9.15am - 4.00pm

Loans.

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

Services.

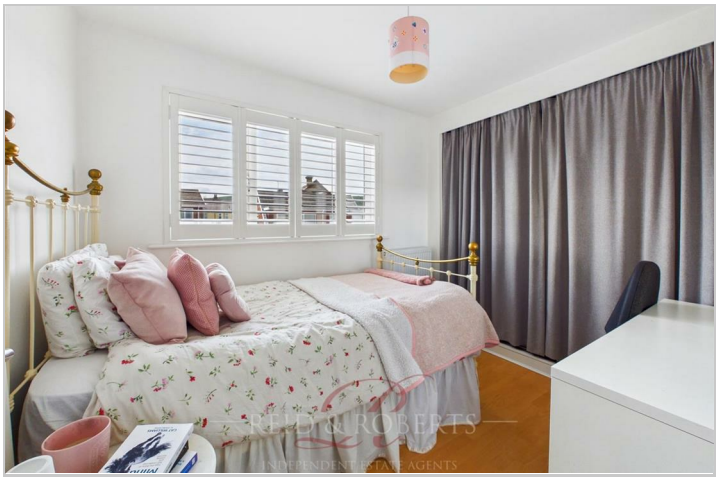
The agents have not tested the appliances listed in the particulars.

Tenure

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

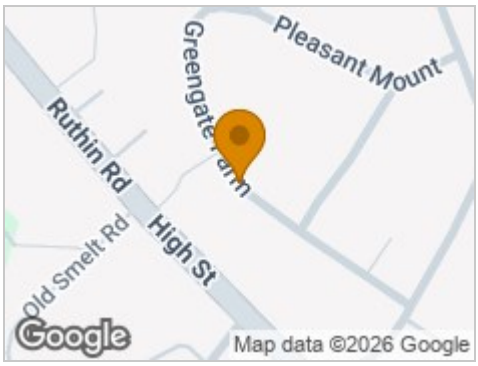








Road Map



Hybrid Map



Terrain Map



Floor Plan

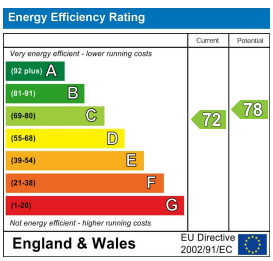
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Viewing

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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