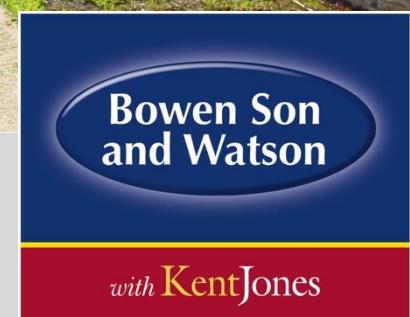




**44 Cae Glas, Coedpoeth,
Wrexham, LL11 3PQ**
Asking Price: £129,950



A spacious two bedroom mid-terraced property available with No Onward Chain. Located in a quiet cul-de-sac within the established and sought after village of Coedpoeth which offers a range of day to day amenities and facilities. Off-road parking to front and an enclosed rear garden. EPC Rating - "D59".



44 Cae Glas, Coedpoeth, Wrexham, LL11 3PQ

- Modern Two Bedroom Semi-Detached Mid-Terraced Property
- Off-Road Parking and Enclosed Rear Garden
- Convenient for Local Village Amenities and Facilities
- Available with No Onward Chain
- Double-Glazed Windows and Gas Central Heating
- EPC Rating - "D59"

Description:

A modern two bedroom mid-terraced property with enclosed rear garden and off-road parking to the front. The internal accommodation in brief comprises entrance hallway leading through to the lounge and contemporary fitted kitchen/dining room. There are two bedrooms and a three piece bathroom on the first floor.

Location:

Located within a quiet cul-de-sac in the established and sought after village of Coedpoeth. The village has a thriving community which lies on the A525 Wrexham (4 miles) to Ruthin (10 miles) road. The village provides a wide range of amenities including a choice of Welsh and English speaking Primary Schools, a Public Library, both Dental and Medical Centres and a variety of Shops.

The Accommodation

(with approximate room dimensions) on The Ground Floor comprises:-

Entrance Hallway

Laminate flooring. PVCu external door. Electric consumer unit. Ceiling light fitting. Part glazed door to:

Lounge

13' 7" x 10' 10" (4.14m x 3.30m)
Laminate wood flooring. Radiator. Television aerial point. Telephone point. Ceiling light fitting. Double glazed window. Understairs storage cupboard. Stairs leading to the First Floor. Wall mounted gas fire point with a "Baxi" back boiler.

Kitchen/Diner

14' 2" x 8' 5" (4.32m x 2.57m)
Comprising a range of gloss cream wall and base units with wood effect laminate work-top surfaces and a black bevel-edged tiled splash-back. Space for "Rangemaster" cooker with a fitted "Rangemaster" extractor hood above. One-and-a-half-bowl composite sink unit with draining board. Integrated "AEG" washing machine. Laminate flooring. Radiator. Double glazed window. Part glazed PVCu door to rear.

On The First Floor:

Landing

Fitted carpet. Power point. Ceiling light fitting. Loft hatch.

No. 1 Bedroom

14' 3" x 10' 9" (4.34m x 3.28m)
Fitted carpet. Two double glazed windows. Power points. Ceiling light fitting. Two radiators. Built-in fitted wardrobe. Airing cupboard housing the hot water tank.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

No. 2 Bedroom

9' 2" x 6' 11" (2.79m x 2.11m)

Laminate flooring. Double glazed window. Power points. Ceiling light fitting. Radiator. A raised fitted single bed with store cupboards underneath.

Bathroom

Comprising a three piece white bathroom suite with low level w.c., pedestal wash hand basin and panelled bath having "Hydro" electric shower unit above. Fully tiled walls. Frosted double glazed window. Radiator. Vinyl tiled flooring. Ceiling light fitting.

Exterior:

To the front of the property there is off-road parking with a small lawned garden and paved pathway leading to the front door. To the rear of the property there is an enclosed garden with decked seating areas, lawn and fenced boundaries. Additional parking on Cae Glas available.

Services:

All mains services are connected subject to statutory regulations. The property is centrally heated by way of a gas fire with a "Baxi" back boiler located in the lounge. The airing cupboard in bedroom one houses the hot water tank.

Tenure:

Freehold. No Onward Chain.

Council Tax Band:

The property is valued in Band 'C'.

Viewing:

By prior appointment with the Agents.



Directions:

For satellite navigation use the post code LL11 3PQ. From Wrexham proceed on the A525 Ruthin Road continuing for a distance of approximately three miles until eventually entering the speed restriction signs and then continue up the hill. Take the right hand turn into Smithy Road and continue over the brow into Ffordd Llywelyn. Bear left into Waen Road and second left into Cae Glas. The property will be seen at the head of the cul-de-sac.



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