

BOWEN

PROPERTY SINCE 1862



Asking Price £260,000

3 Bedrooms 1 Bathroom

17 Fferm Llidiart Werdd, Coedpoeth,
Wrexham LL11 3PJ

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General Remarks

This extremely well presented three double bedroom detached house is located on a highly favoured road within the village and has been extended by the current owners by way of a conservatory with an upgraded roof. The property is double glazed throughout and benefits from a modern combination boiler and a converted garage, which is now a large utility room. Internally the property briefly comprises an entrance hallway, dual aspect lounge/diner, conservatory, kitchen with various integral appliances, utility room, landing, main bedroom with built-in wardrobes, two further double bedrooms, shower room and a separate WC. In summary, a cracking family home, and an early viewing is advised.

Accommodation

On The Ground Floor:

Entrance Hallway: PVCu double glazed door to the front elevation.



Lounge/Diner: 23' 0" x 12' 4" (7.01m x 3.77m) PVCu double glazed window to the front elevation. PVCu double glazed patio doors to the rear elevation. Two radiators. Electric fire with feature surround. Coved ceiling.

Conservatory: 12' 6" x 7' 10" (3.81m x 2.40m) PVCu double glazed patio doors to the side elevation. PVCu double glazed windows to the rear elevation. Wood-effect flooring. Wall mounted electric heater.

Kitchen: 9' 7" x 8' 8" (2.91m x 2.65m) PVCu double glazed window to the rear elevation. PVCu double glazed door to the side elevation. Cream wall and base units with complementary wood-effect work surfaces. One-and-a-half-bowl sink and drainer unit with mixer tap. Integral electric hob, oven and separate grill. Cooker hood. Integral dishwasher and washing machine. Wall tiling.

Utility Room: 15' 3" x 7' 8" (4.66m x 2.33m) PVCu double glazed window to the front elevation. Wall and base units with complementary work surfaces. Space for fridge and freezer. Space for tumble dryer. Wood-effect flooring. "Ideal" combination boiler.

On The First Floor:

Landing: PVCu double glazed window to the side elevation.

Bedroom 1: 11' 11" x 9' 0" (3.64m x 2.74m) to the wardrobes. PVCu double glazed window to the front elevation. Radiator. Built-in wardrobes.

Bedroom 2: 11' 6" x 8' 8" (3.51m x 2.65m) PVCu double glazed window to the rear elevation. Radiator.

Bedroom 3: 11' 1" x 7' 10" (3.39m x 2.38m) PVCu double glazed window to the front elevation. Radiator. Wood-effect flooring.

Shower Room: 5' 10" x 5' 6" (1.77m x 1.68m) PVCu double glazed window to the rear elevation. White two piece suite comprising a shower cubicle and wash hand basin set into cabinet. Heated towel rail. Down-lighters.

Separate WC: 5' 11" x 2' 7" (1.80m x 0.79m) PVCu double glazed window to the side elevation. Low level w.c.

Outside: Externally there is a well-maintained driveway to the front of the property providing Off-Road Parking. The landscaped rear garden combines a paved Patio leading off the Conservatory with steps up to a section of artificial grass which is bordered by well-stocked beds with seasonal plants and flowers.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Ideal" gas-fired combination boiler situated in the Utility Room.

Tenure: Freehold. Vacant Possession on Completion.









Directions: For satellite navigation purposes use the post code LL11 3PJ. Leave Wrexham on the A525 in the direction of Ruthin. Upon entering Coedpoeth continue up the hill and through the village centre. Take a right-hand turning opposite the Asda Express into Heol Caradoc and then the first left into Fferm Llidiart Werdd. The property will be observed after a short distance on the left-hand side of the road.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - Awaited.

Council Tax Band: The property is valued in Band "D".

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