

BOWEN

PROPERTY SINCE 1862



Asking Price £255,000

17 Bryn Siriol, Coedpoeth,
Wrexham LL11 3PZ

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

This two double bedroom detached bungalow is situated in a highly sought after location in the popular village of Coedpoeth with a good range of facilities within the village. Neutrally decorated throughout, the living accommodation briefly comprises an entrance hallway, spacious lounge/diner, kitchen with numerous integral appliances, two double bedrooms and a family bathroom complete with a white suite. Viewing advised.

Accommodation

Entrance Hallway: PVCu double glazed door and side panel to the side elevation. Radiator. Wood-effect flooring. Attic hatch. Dado rail.

Lounge/Diner: 21' 5" x 12' 2" (6.53m x 3.70m) maximum. Two PVCu double glazed windows to the rear elevation. Two radiators. Coved ceiling.

Kitchen: 11' 11" x 8' 2" (3.63m x 2.49m) maximum. PVCu double glazed door and window to the side elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Integral electric hob and oven. Cooker hood. Integral fridge-freezer. Cupboard housing a "Worcester" combination boiler. Wall tiling. Radiator. Wood-effect flooring.

Bedroom 1: 11' 11" x 9' 7" (3.64m x 2.93m) PVCu double glazed window to the front elevation. Radiator.

Bedroom 2: 12' 8" x 11' 2" (3.87m x 3.41m) PVCu double glazed window to the front elevation. Radiator.

Bathroom: 8' 3" x 6' 2" (2.51m x 1.89m) PVCu double glazed window to the side elevation. White three piece suite comprising a panelled bath, low level w.c. and pedestal wash hand basin. Radiator. Built-in storage. Wall tiling. Wood-effect flooring. Dado rail.

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 expressly 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.

Outside: Externally there is a patterned concrete driveway to the front of the property providing Off-Road Parking leading up to the attached Single Garage. The rear garden, which enjoys a good degree of privacy, combines a grassed section with a slated Seating Area.

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





Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

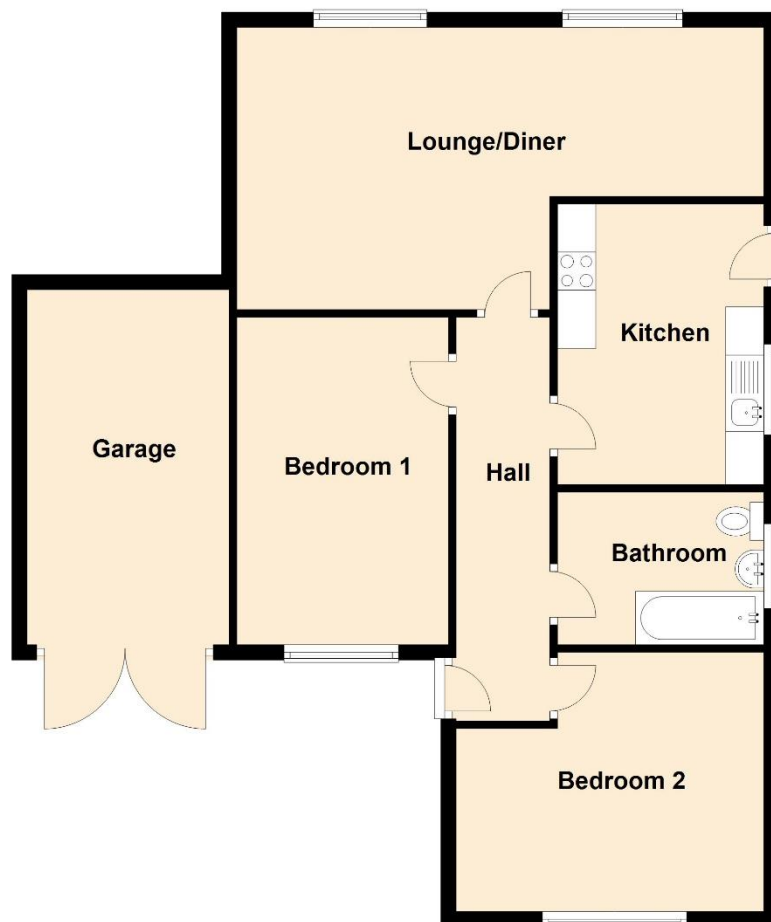
EPC: EPC Rating - 60|D.

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

Directions: For satellite navigation purposes use the post code LL11 3PZ. Leave Wrexham on the A525 in the direction of Ruthin. On entering Coedpoeth continue up the hill and through the village centre. Turn right opposite the Asda Express into Heol Caradoc and then first left into Greengate Farm. First right into Bryn Siriol, where the property will be observed after a short distance on the left-hand side of the road.

Ground Floor

Approx. 82.6 sq. metres (889.5 sq. feet)



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