

21 Bryn Siriol, Coedpoeth, WREXHAM, LL11 3PZ



**DESCRIPTION:** Situated in a much favoured and sought after village location is this impressive refurbished 3 bedroom detached bungalow which has spacious living accommodation to comprise entrance hall, lounge, NEW fitted kitchen with integrated appliances, 3 bedrooms and a wet room. The accommodation is complimented by a New Gas heating system and NEW UPVC windows and doors as well as new floor covering throughout the bungalow. Externally there are well presented gardens to the front and rear, a drive providing off road parking and a single garage. As selling agents we would highly recommend an inspection of the property to fully appreciate the size and the quality of the accommodation on offer. NEW ELECTRICS INSTALLED AND NEW WIRED SMOKE ALARMS. FREEHOLD. COUNCIL TAX BAND D.

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**GEORGE A MURRAY FNAEA – RESIDENT PARTNER**

Viewing by arrangement through Wrexham Office

35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275

Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

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**DIRECTIONS:** From Wrexham City centre proceed out of town passing the football ground on the right-hand side. At the main Wrexham roundabout turn left onto the bypass and proceed to the first exit for Ruthin. Turn right at the traffic lights and proceed into the village of Coedpoeth and turn right opposite the garage into Heol Caradoc and first left into Greengate Farm, take the first right and continue turning left onto Bryn Siriol and the property will be noted on the left via the Molyneux for sale sign.



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**Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG**

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088  
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**LOCATION:** Situated in a popular and sought after village location with easy access to village amenities, local shops, Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

**HEATING:** NEW gas radiator heating system installed with the boiler replaced approximately 3 years ago

**ENTRANCE HALL:** Panelled radiator. Loft access. Built in storage cupboard. Electric metre cupboard. UPVC front entrance door.



**LOUNGE:** 17' 2" x 12' (5.23m x 3.66m) Panelled radiator. Two wall light points. Two Tv points. Wall mounted electric fire.



**KITCHEN/BREAKFAST ROOM: 12' 4" x 11' (3.76m x 3.35m)** Vertical radiator. The kitchen is fitted with a range of NEW wall and base units with worktop surfaces and inset stainless steel sink unit and splash back tiling with NEW integrated appliances to include hob, extractor hood, oven and dish washer. Cupboard housing wall mounted gas heating boiler. Wood effect floor covering. Inset ceiling lighting.



**REAR PORCH/UTILITY: 5' 9" x 5' 1" (1.75m x 1.55m)** Fitted worktop surfaces with space and plumbing below for washing machine and dryer. Wood effect floor covering. UPVC rear entrance door.



**BEDROOM 1: 13' 1" x 12' (3.99m x 3.66m) Panelled radiator. Window to front elevation.**



**BEDROOM 2: 11' x 9' 5" (3.35m x 2.87m) Panelled radiator. Window to rear elevation.**





**BEDROOM 3: 7' 7" x 7' (2.31m x 2.13m) Panelled radiator. Window to rear elevation.**



**WET ROOM: Chrome style towel rail. Fitted 3 piece white suite comprising wc, wash hand basin and fitted shower. Tiled walls.**



**OUTSIDE:** To the front of the property there is a gated access opening onto a brick paver drive providing off road parking and leading to the single garage with double entrance doors and having power and lighting laid on. There is a brick paver path leading to the front entrance and the front garden is paved with shrub/flower borders. There is a path and gated access leading to the right hand side of the property leading to the rear where there are generous gardens comprising a paved patio area leading onto lawned gardens. Outside garden store. Outside lighting and tap.







**TERMS OF SALE:** -This property is offered for sale by Private Treaty upon the *instructions* of the Vendors.

**PURCHASING PROCEDURE:** - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

**SURVEY DEPARTMENT:** - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

**AGENTS NOTE:** – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. 1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property, but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey



