

19 Maes Tyddyn, Coedpoeth, Wrexham, LL11 3LA
Offers over £159,950 MW46526



DESCRIPTION: Situated in a popular and sought after location is this well presented 2 bedroom semi detached property which has internal accommodation to briefly comprise entrance hall, lounge with fitted log burner, fitted kitchen with integrated appliances and to the first floor there are 2 double bedrooms and a family bathroom. The accommodation is complimented by gas heating and UPVC double glazing and externally there are low maintenance gardens to the front and rear. As selling agents we would recommend an inspection of the property to fully appreciate the accommodation on offer and the pleasant village location. **IDEAL FIRST TIME PURCHASE. FREEHOLD. COUNCIL TAX BAND B.**

GEORGE A MURRAY FNAEA – RESIDENT PARTNER

Viewing by arrangement through Shotton Office

33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182

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

DIRECTIONS: From the Wrexham office proceed out of The City 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, at the traffic lights turn right over the bypass and head into Coedpoeth, on entering the village turn right into Heol Offa and continue to the T junction turning left onto the Talwyn Road proceed for a short distance turning left onto Heol-y-Vro and first right onto Maes Tyddyn, continue into the cul de sac and the property will be noted on the left via the Molyneux for sale sign.

LOCATION Situated in a popular and sought after village location with easy access to village amenities Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

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

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271

HEATING: Gas radiator heating installed.

ENTRANCE HALL: Panelled radiator. Stairs rising to first floor. UPVC front entrance door.

LOUNGE: 19' x 10' 10" (5.79m x 3.3m) 2 Panelled radiators. Textured ceiling. Fitted log burner on slate plinth with feature timber mantle above. Wood effect floor covering.



KITCHEN: 12' x 7' 4" (3.66m x 2.24m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces and inset stainless steel sink unit and splash back tiling with integrated appliances to include hob, extractor hood and oven. Space and plumbing for washing machine. Space for fridge. Tiled floor. UPVC side entrance door.



STAIRS AND LANDING: Loft access. Doors leading off to bedrooms and bathroom.

BEDROOM 1: 14' 4" x 9' (4.37m x 2.74m) Panelled radiator. Tv point. Built in storage. Window to front elevation.



BEDROOM 2: 10' 6" x 10' 3" (3.2m x 3.12m) Panelled radiator. Window to rear elevation.



BATHROOM: Chrome style towel rail.. Fitted 3 piece white suite comprising wc, wash hand basin and panelled bath with shower above. Tiled walls.



OUTSIDE: To the front of the property there is a gated access and path leading to the front entrance and the front gardens are low maintenance laid to decorative gravel with inset paved area and log store. To the left of the property there is access to the rear where there is a brick built out building and again low maintenance terraced gardens accessed via steps and comprising artificial lawn and leading to a decorative gravelled area at the top of the garden.





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 or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

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