

# Town & Country

Estate & Letting Agents

Coed-Y-Ffynnon, Wrexham

£450,000



A spacious family home at the head of a cul-de-sac with generous parking and a mature rear garden, offering multiple reception rooms, a modern kitchen/diner with utility, four bedrooms, and a stylish bathroom. Viewing is highly recommended.

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## DESCRIPTION

A beautifully presented and spacious family home positioned at the head of a cul-de-sac, offering generous off-road parking and a stunning, established rear garden. The property features multiple reception rooms, a modern kitchen/diner with utility, four well-proportioned bedrooms, and a stylish family bathroom. Viewing is highly recommended to fully appreciate the size, layout, and setting of this exceptional home.



## LIVING ROOM

23'3 x 14'4

A generously proportioned living room with continuation of the woodgrain-effect laminate flooring, a large front-facing window, anthracite column-style radiator, patio doors opening to the conservatory, and a contemporary living flame-style log burner.



## SITTING ROOM

14'2 x 9'9

Featuring woodgrain-effect laminate flooring, a wall-mounted electric flame-effect fire, and a front-facing window with an anthracite column-style radiator beneath.



## KITCHEN/DINING ROOM

20'1 x 14'1

A superb social space with ceramic tiled flooring throughout, radiator, windows to the rear and side elevations, and patio doors opening to the rear garden. A partially glazed door leads to the conservatory.

The kitchen is fitted with a range of gloss wall, base, and drawer units with stainless steel handles and complementary work surfaces, incorporating a sink unit with mixer tap and tiled splashbacks. Integrated appliances include a double oven, microwave, hob, extractor hood, and dishwasher. A light oak door leads to the utility room.



## ENTRANCE HALL

15'1 x 9'6 (max)

A spacious and welcoming entrance hall featuring woodgrain-effect laminate flooring, a double-door cloaks/storage cupboard, radiator, and stairs rising to the first floor with spindle balustrades. Light oak doors provide access to the cloakroom/WC, living room, sitting room, and kitchen.



## CONSERVATORY

11'3 x 13'4

With a vaulted ceiling and integrated French doors providing views of and access to the rear garden. The room also features woodgrain-effect laminate flooring and a radiator.



## CLOAKROOM/WC

Fitted with a dual-flush low-level WC and a vanity unit with countertop-mounted wash basin and mixer tap. An opaque window faces the front elevation.



and a woodgrain-effect vanity unit with wash basin and waterfall mixer tap. The floor is ceramic tiled, the walls are fully tiled, and the room benefits from an anthracite heated towel rail, opaque side window, and ceiling extractor fan.



## UTILITY ROOM

10'2 x 8'8

Fitted with shaker-style wall and base units, work surfaces, and a stainless steel single drainer sink with mixer tap. The room features ceramic tiled flooring and a uPVC opaque double-glazed door opening to the side elevation.

## FIRST FLOOR LANDING

Providing access to the loft space, with a radiator, airing cupboard, and a door opening to the eaves storage space measuring approximately 23'0" x 8'2".



## BEDROOM TWO

13'3 x 10

With a front-facing window and radiator.



## EXTERIOR

Positioned at the head of a quiet cul-de-sac, the property benefits from generous tarmac and slate-chipped off-road parking, a shrub garden, and timber side access leading to the rear garden. An established rear garden laid mainly to lawn with a variety of plants, shrubs, and trees, featuring a striking monkey puzzle tree believed to have been part of the Erddig Estate. There is a paved patio with steel-frame pergola, two timber sheds (one to the rear and one to the side), external lighting, and a water supply.



## BEDROOM THREE

10'2 x 10'2

With a fitted double wardrobe, rear-facing window, and radiator.



## Services

The agents have not tested any of the appliances listed in the particulars.

Freehold

Council Tax Band - F (£3168 Per Year)

## Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345. Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624 YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

## Services (Wrexham)

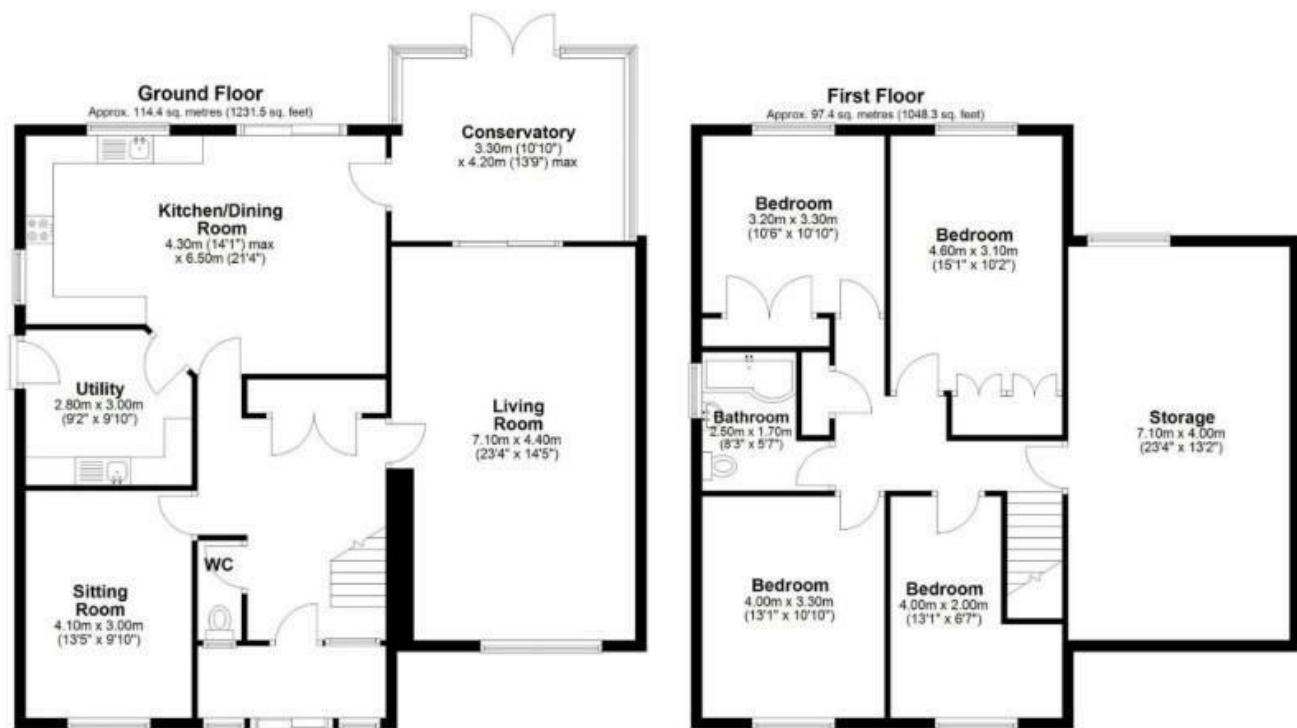
The agents have not tested any of the appliances listed in the particulars.



## BATHROOM

7'4 x 7'8

A stylish contemporary three-piece white suite comprising an L-shaped panelled bath with waterfall-style mixer tap, dual-head thermostatic shower, and folding screen, a dual-flush low-level WC,



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	