



Bryn Y Wern, Coedpoeth, Wrexham

Asking Price: £190,000

**Beresford
Adams**







****CALLING ALL FIRST TIME BUYERS, FAMILIES & INVESTORS****

BEAUTIFULLY PRESENTED & MOVE IN READY

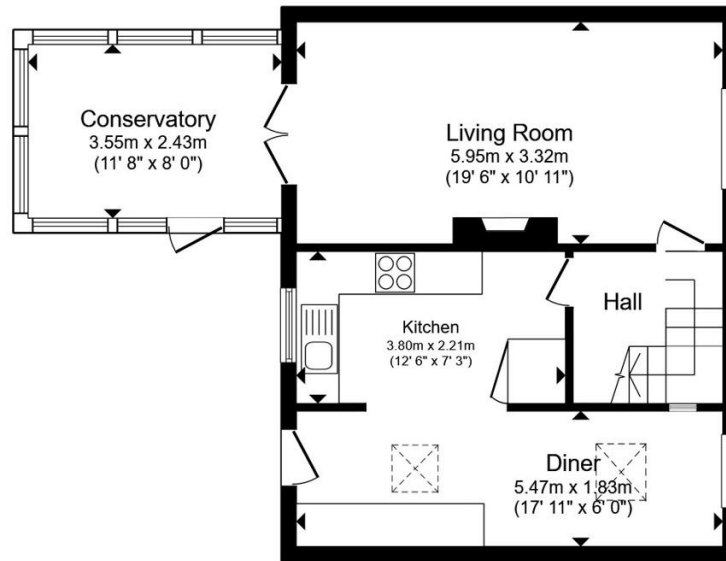
SITUATED IN THE POPULAR VILLAGE OF COEDPOETH!

MODERN THROUGHOUT, ONE NOT TO BE MISSED!

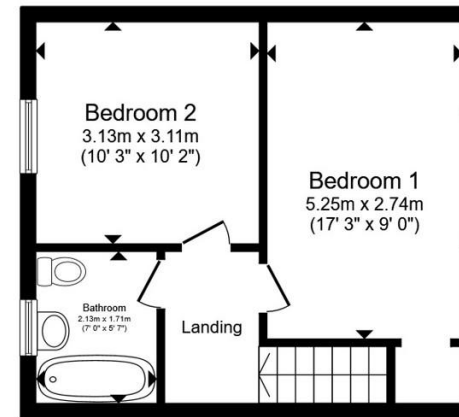
Beresford Adams are delighted to bring to the market this 2 bedroom end of terrace extended family home, benefiting from a large side extension creating a large kitchen/dining room, New driveway with off road parking for 2 cars, new front door and relatively new windows & situated in a quiet cul-de-sac the popular village of Coedpoeth.

This family home enjoys a fabulous location within the village enjoying stunning panoramic views of the valley from the front of the property. Internally the property comprises of a Hallway with stairway leading to the first floor, spacious double aspect living room with patio door leading in to a spacious conservatory, Extended





Ground Floor



First Floor

Total floor area 84.9 m² (913 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Beresford
Adams**



Council Tax Band: **B**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 01978 265467

E: wrexham@beresfordadams.co.uk

53 Hope Street, Wrexham, Wreccsam, LL11 1BE

rightmove 

ZOOPLA

 **PrimeLocation.com**



Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Beresford Adams is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: WRX_WRX260481_R6PL_8

**Beresford
Adams**