



Heol Bathafarn, Wrexham LL11 3LW

£140,000

A fantastic opportunity to purchase a 3 bedroom terraced property located in the village of Coedpoeth. The property offers 2 reception rooms, downstairs w.c, 3 good size bedrooms and gardens to the front and rear and must be viewed to be appreciated. The village of Coedpoeth offers a wealth of local amenities including shops, primary school, doctors, dentists and has excellent road access to Wrexham city centre and to the A483 for commuting. In brief the property comprises of; hallway, downstairs w.c, lounge, dining room and kitchen to the ground floor and 3 bedrooms and a bathroom to the first floor.

- A fantastic opportunity to purchase a 3 bedroom terrace property
- 3 good size bedrooms
- Popular village location
- 2 Reception rooms
- Gas central heating
- NO CHAIN



Hallway

With wood effect flooring, stairs off to the first floor, door to a storage cupboard.

Downstairs W.C

Fitted with a low level w.c, wash hand basin, double glazed window, wood effect flooring.

Lounge

4.33m x 3.64m (14'2" x 11'11")

With a double glazed window to the front, carpeted flooring.

Dining Room

3.44m x 3.04m (11'3" x 9'11")

With a double glazed window to the rear, carpeted flooring.

Kitchen

2.72m x 2.69m (8'11" x 8'9")

Fitted with matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, space for a cooker, plumbing for a washing machine, part tiled walls, double glazed window, wood effect flooring, door off to the rear garden.

First Floor Landing

With door to a cupboard housing the gas combination boiler, access to the loft space, carpeted flooring.

Bedroom 1

3.66m x 2.86m (to wardrobes) (12'0" x 9'4" (to wardrobes))

A good size bedroom with a double glazed window to the rear, fitted wardrobes with sliding doors, carpeted flooring.

Bedroom 2

4.13m x 2.89m (13'6" x 9'5")

A double bedroom with a double glazed window to the front offering views of the hills beyond, carpeted flooring.

Bedroom 3

2.65m x 2.54m (8'8" x 8'3")

With a double glazed window to the front with lovely views of the hills beyond, carpeted flooring, high level units.

Bathroom

2.05m x 1.77m (6'8" x 5'9")

Fitted with a low level w.c, bath with shower over, pedestal wash hand basin, double glazed window.

Outside

To the front is a well established garden with various mature plants and shrubs and stepped paved pathway to the front door.

To the rear is a paved patio with steps up to a gravelled area with access to an outside store and gated access to the rear.

Important Information

*Key facts interactive report link available in video tour and brochure sections. *

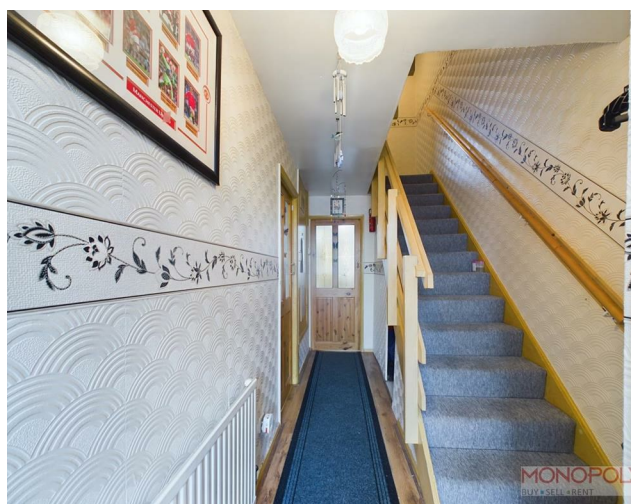
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point



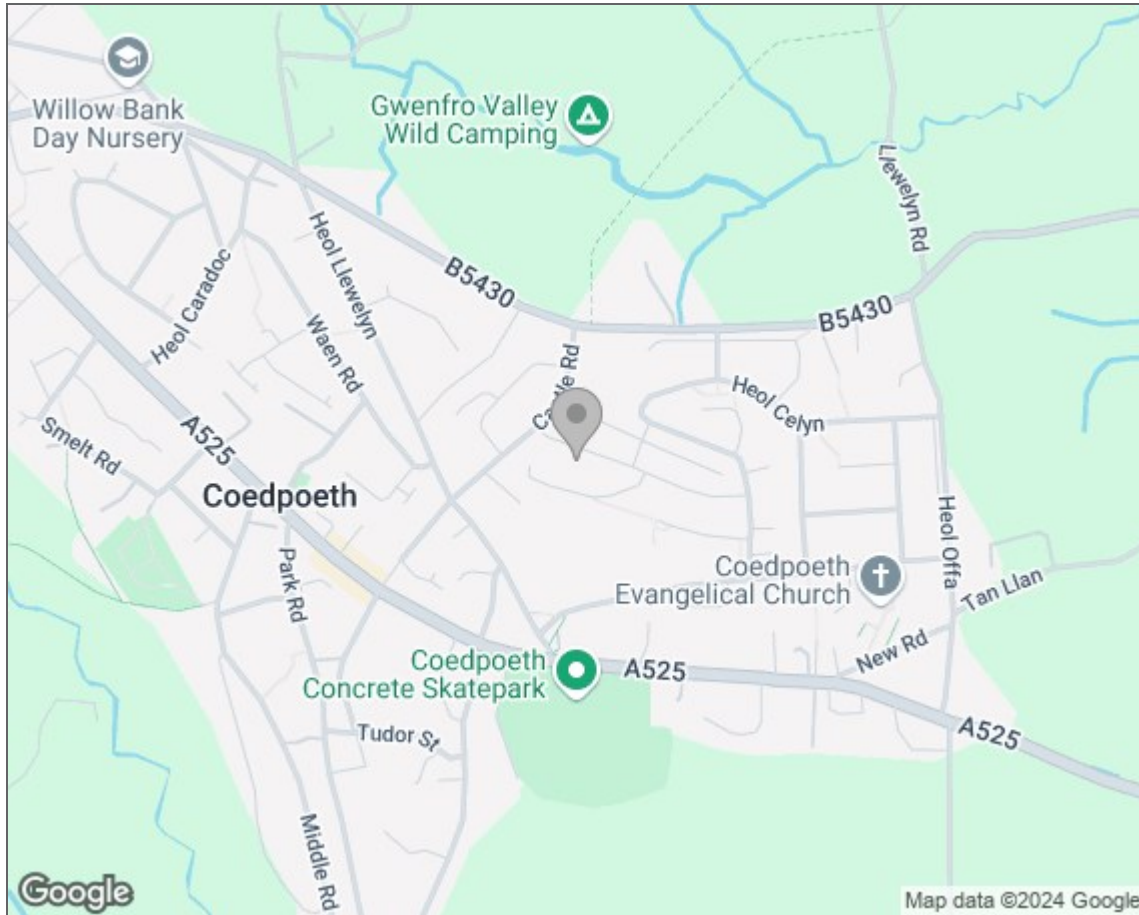
which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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