

Heol Bathafarn | Coedpoeth | Wrexham | LL11 3HN

Offers in excess of £110,000

ROSE RESIDENTIAL

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A fantastic opportunity to purchase a three bedroom terraced property located in the ever-popular village of Coedpoeth. Internally, the accommodation comprises two reception rooms and a kitchen to the ground floor, with three well-proportioned bedrooms and a bathroom to the first floor. Externally, the property benefits from gardens to both the front and rear.







Note

Please note, this property is of non-standard construction. Buyers are advised to seek confirmation from their mortgage lender and insurance provider regarding suitability prior to incurring costs. All interested parties should satisfy themselves as to the construction type and any implications this may have.

Entrance & Hallway

A front facing part glazed UPVC door opens into the hallway, where a staircase rises to the first floor. The hallway also provides access to the kitchen and lounge.











Lounge

9'11" x 12'5" (3.03m x 3.80m)

The lounge features a front facing UPVC double glazed window, radiator, and an internal glazed door leading through to the dining room.

Dining Room

13'1" x 8'3" (4.00m x 2.53m)

A further well proportioned reception room featuring a rear facing UPVC double glazed window, radiator, and a door leading through to the kitchen.

Kitchen

12'2" x 7'5" (3.73m x 2.27m)

This well appointed kitchen is fitted with a range of wall and base units complemented by worktops. Integrated appliances include a four-ring electric hob with extractor above and an electric oven/grill. The room also benefits from space and plumbing for a washing machine, space for a fridge/freezer, a useful storage cupboard, and a stainless steel sink with mixer tap positioned beneath a rear facing UPVC double glazed window allowing for plenty of natural light. A rear facing UPVC, part glazed, door provides access to the garden.

Stairs and Landing

A staircase rises from the hallway to the first floor landing, with doors leading to the bedrooms and bathroom.

Bedroom One

9'10" (max) x 14'4" (max) (3.00m (max) x 4.39m (max))

A well proportioned bedroom benefiting from a rear facing UPVC double glazed window, fitted bedroom furniture, and a radiator. The room also features a useful cupboard housing the boiler.

Bedroom Two

8'8" x 11'2" (2.65m x 3.41m)

A further well proportioned bedroom featuring a front facing UPVC double glazed window and a radiator.

Bedroom Three

8'2" x 7'2" (2.51m x 2.19m)

The smallest of the three bedrooms, yet still a generously sized single room benefiting from a front facing UPVC double glazed window, fitted furniture, and a radiator.











Bathroom

A bright and generously sized bathroom fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin, and low-level WC. The room enjoys excellent natural light from a large rear facing UPVC double glazed window with privacy glass and further benefits from a fitted unit and a chrome heated towel rail.

External

To the front is a well-established garden with a variety of mature plants and shrubs, along with a paved pathway leading to the entrance door. To the rear is an artificial lawned area with steps leading to an outside store and gated rear access.

Disclaimer

The information provided on this property listing, including but not limited to descriptions, photographs, measurements, and pricing, is for informational purposes only. While all reasonable efforts have been made to ensure the accuracy of this information, the owner, agent, or company assumes no responsibility for any errors or omissions, and it is subject to change without notice.

All prospective buyers or tenants are strongly advised to verify any details and conduct their own due diligence before making any decisions. The property may be subject to changes in zoning, laws, or other factors that could impact its use or value. Additionally, the property is sold or leased "as-is" and may not be in perfect condition. By proceeding with any engagement with this property, you acknowledge that you have read, understood, and accepted these terms.

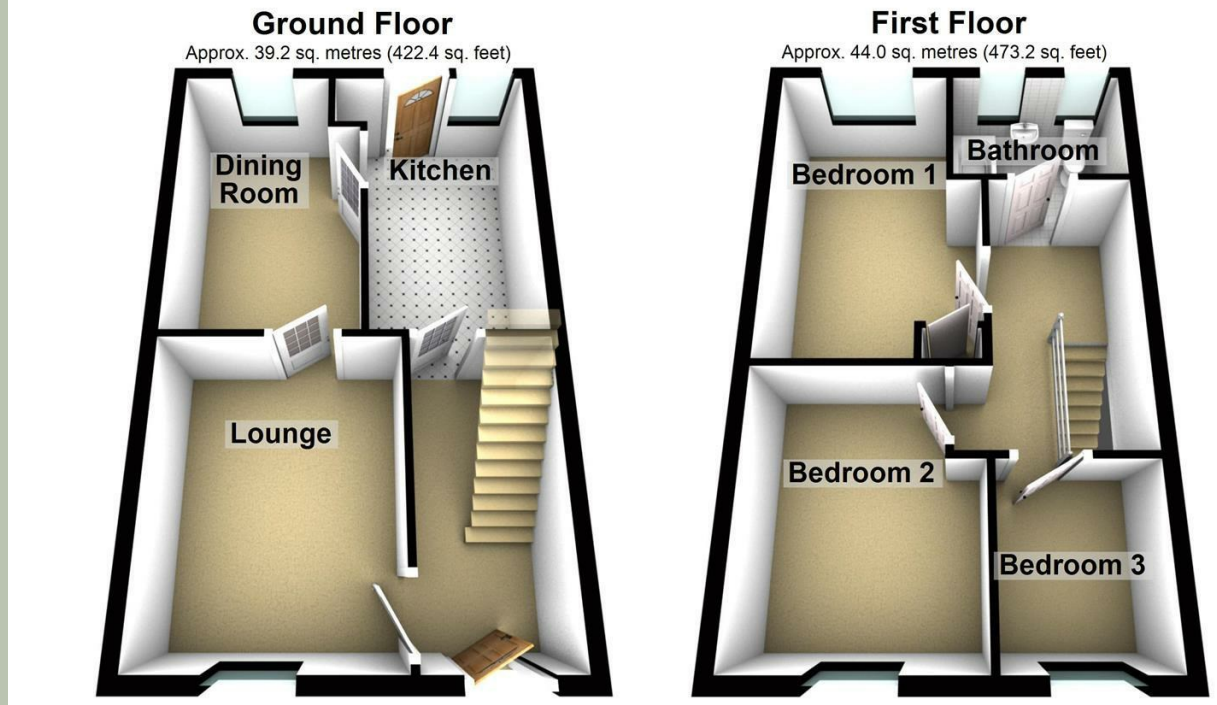
Anti Money Laundering (AML) Checks

To comply with UK anti-money laundering regulations, we are required to verify the identities of buyers and sellers. These checks are carried out by our third-party provider, Hipla. A non-refundable fee of £24 including VAT per person is payable by buyers directly to Hipla before we issue the memorandum of sale. Personal information collected during these checks will be processed and retained in accordance with applicable data protection and anti-money laundering legislation.

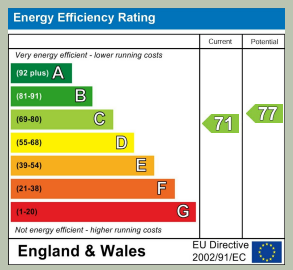








Total area: approx. 83.2 sq. metres (895.6 sq. feet)



Wrexham

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