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Heol Hafod, Coedpoeth

Offers in excess of £175,000

BELVOIR!



Key Features

- *Spacious, open-plan living room*
- *Modern Kitchen*
- *Low-maintenance gardens*
- *Stylish family bathroom*
- *Tenure: Freehold*

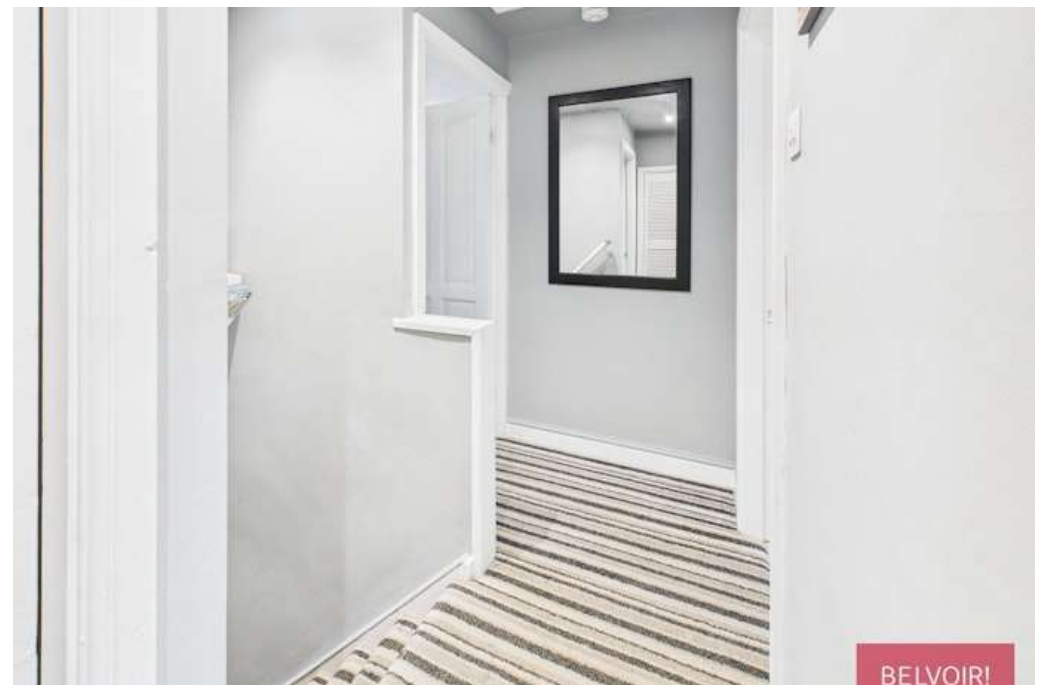


Living/Dining Room

A bright and spacious open-plan living and dining area, beautifully presented with modern décor and plush carpeting throughout. The room offers a generous layout, easily accommodating both a large lounge suite and a family dining area. Dual aspect windows and patio doors flood the space with natural light, while contemporary ceiling spotlights add a stylish touch. Perfect for relaxing or entertaining, this versatile room forms the heart of the home.

Kitchen

A well-designed and extended galley-style kitchen featuring ample worktop space and a range of modern units for excellent storage. The room benefits from integrated appliances, generous countertop areas, and space for laundry facilities. Natural light pours in through the rear window and glazed door, offering a pleasant outlook over the garden. Finished with easy-care tiled flooring and contemporary colour tones, this kitchen provides a practical and attractive cooking environment.





Main Bedroom

A generous double bedroom finished in calm, neutral tones with striped carpeting and ample space for bedroom furniture. The large window enhances the airy feel and provides pleasant natural light throughout the day. A peaceful and comfortable room, perfect for unwinding.

Bedroom Two

This bright and generously sized double bedroom offers a calm and welcoming atmosphere, enhanced by neutral décor and large windows that allow plenty of natural light to flow in. The room provides ample floor space for a double bed and additional bedroom furniture.

Bedroom Three

A versatile and well-proportioned bedroom currently arranged as a children's room with an integrated study area. The space includes built-in shelving and storage, ideal for toys, books, or workspace essentials. A large window allows plenty of natural light, and the neutral décor offers a blank canvas for future personalisation.

Bathroom

A modern family bathroom fitted with a white three-piece suite comprising a bath with overhead shower, pedestal washbasin, and WC. Light, contemporary tiling complements the space, while the frosted window offers privacy without compromising natural light. Practical flooring and clean lines contribute to a fresh, well-maintained appearance.

Front Garden/Drive

The front garden presents a smart, low-maintenance design featuring attractive slate chippings and neatly defined pathways leading to the front door. Timber fencing provides privacy on both sides, while raised borders and planted areas add a touch of greenery and kerb appeal. With ample off-road parking provided by the twin paved driveways, this frontage offers both practicality and a tidy, welcoming first impression.

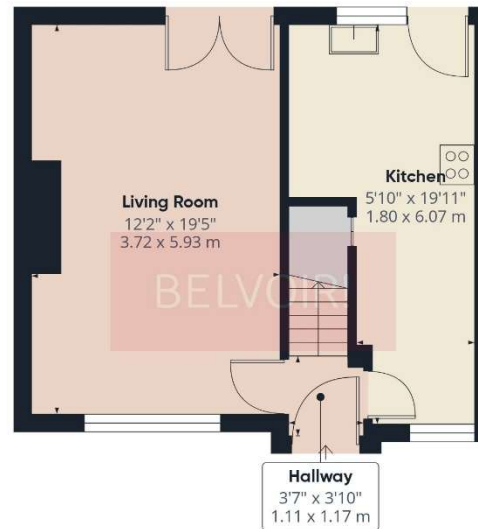
Rear Garden

The rear garden offers a spacious, low-maintenance outdoor area ideal for families and entertaining. Laid predominantly to artificial lawn across two tiered levels, it provides a clean and practical space that can be enjoyed year-round. The garden is fully enclosed with modern fencing for privacy and features a raised patio area directly outside the house, perfect for outdoor dining or relaxing. With ample room for seating, play equipment, and container planting, this garden delivers a versatile and easy-care setting for all lifestyles.

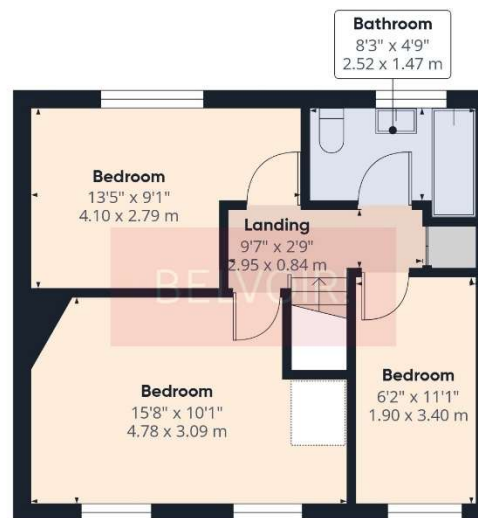








Floor 0



Floor 1



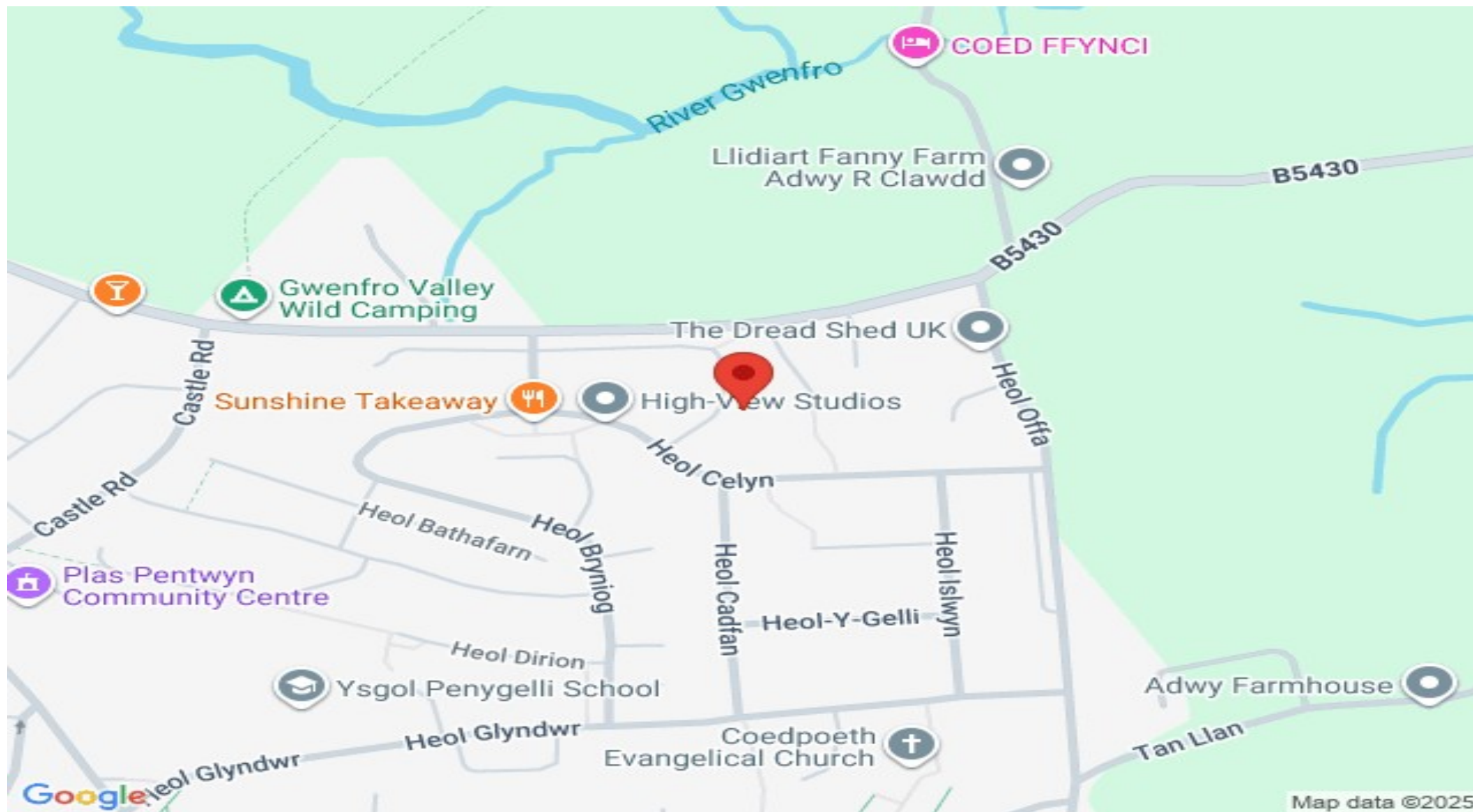
Approximate total area⁽¹⁾

803 ft²
74.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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