



**Heol Bathafarn  
Coedpoeth  
Wrexham  
LL11 3LW**

**Offers in Excess of £137,000**

**bettermove**

# Heol Bathafarn Wrexham

Bettermove are delighted to welcome to the market this charming three bedroom terraced house in Coedpoeth, available with no forward chain.

The property is vacant for immediate possession. The council tax band is C.

The interior of this beautifully-presented property consists of a spacious through living/dining room, modern fitted kitchen and WC on the ground floor. The first floor comprises three bedrooms and the family bathroom. The exterior boasts an enclosed split level rear garden with lawn and patio areas as well as an outbuilding/storage room.

Situated in the popular village of Coedpoeth, the property is close to a number of local amenities including shops, supermarkets, restaurants and pubs. Transport links can be found from the A525, A483, Wrexham General and Central rail stations.

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



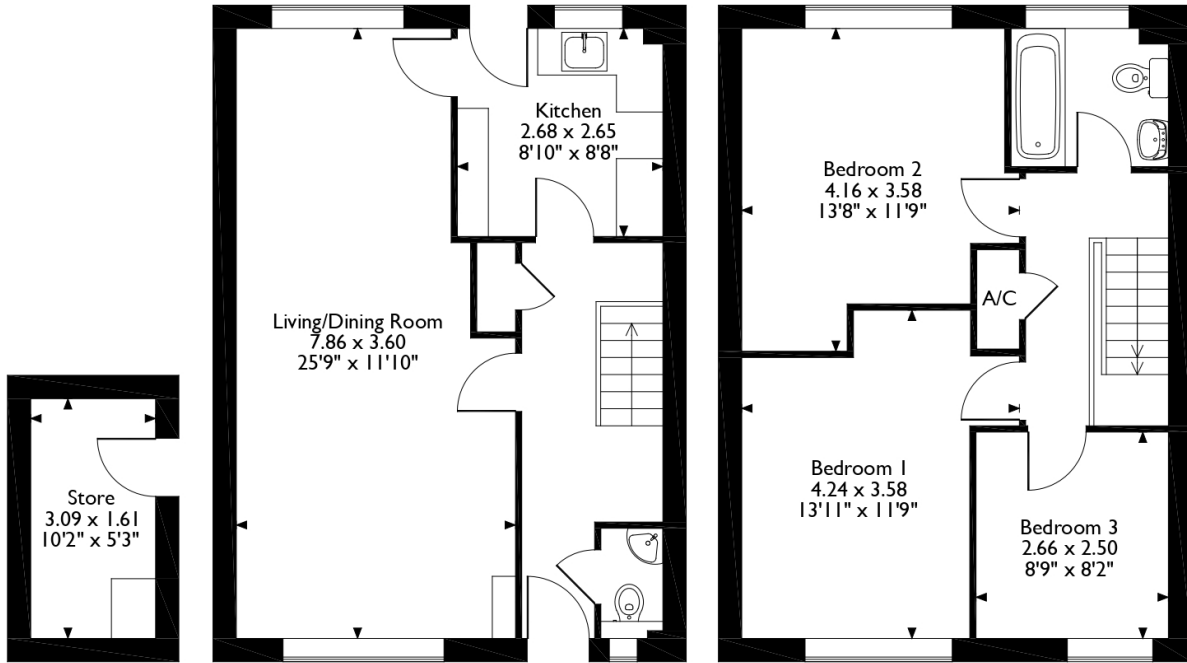
# Heol Bathafarn Coedpoeth, Wrexham, Wrecsam

Approximate Gross Internal Area

Main House = 86 Sq M/926 Sq Ft

Outbuilding = 5 Sq M/54 Sq Ft

Total = 91 Sq M/980 Sq Ft



**Outbuilding**

**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC



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