



## Park Road, Wrexham LL11 5SG

**£110,000**

An opportunity to purchase a 3 bedroom terraced property located in the semi-rural village of Tanyfron. The property would make an ideal first time or investment purchase offering 3 bedrooms, good size kitchen and gas central heating. Located in the village of Tanyfron the property has a number of amenities close to hand including a primary school, shop and has excellent access to the A483. In brief the property comprises of; lounge and kitchen to the ground floor and 3 bedrooms and a bathroom to the first floor.

- An opportunity to purchase a 3 bedroom terraced property
- Gas central heating
- Sem-rural village location
- NO CHAIN!
- Double glazed windows



## Lounge

4.25m max x 3.76m (13'11" max x 12'4")

With wood effect flooring, double glazed window to the front, central fireplace with inset electric fire, marble effect surround, hearth and timber mantel.

## Kitchen

4.01m x 2.92m (13'1" x 9'6")

Fitted with a range of matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, built in electric oven, 4 ring gas hob with extractor fan over, plumbing for a washing machine, space for a refrigerator, double glazed window, door off to the rear garden, under stairs storage cupboard, tiled flooring.

## First Floor Landing

With tile effect flooring, built in storage cupboard.

## Bedroom 1

2.90m x 2.43m (9'6" x 7'11")

With a double glazed window to the rear, fitted wardrobes, drawers and high level units, carpeted flooring.

## Bedroom 2

2.64m x 2.20m (8'7" x 7'2")

With a double glazed window to the front offering superb far reaching views, carpeted flooring.

## Bedroom 3

2.63m x 1.96m (8'7" x 6'5")

With a double glazed window to the front offering lovely far reaching views, wood effect flooring.

## Bathroom

2.88m x 1.36m (9'5" x 4'5")

Fitted with a low level w.c, pedestal wash hand basin, bath with shower over, part tiled walls, carpeted flooring, double glazed window.

## Rear Garden

To the rear is a small paved yard with a gate

opening onto a shared pathway used for bin refuse access and leads on to a decked seating area with steps up to a lawned garden with shrubbery border.

## Front Garden

To The front is a raised predominantly gravelled area with steps up to the front door.

## Additional Information

A previous survey on the property has highlighted that damp proofing works may be required.

## IMPORTANT INFORMATION

**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.

## MORTGAGES



Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call Pete on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.  
Your home maybe repossessed if you do not keep up repayments on your mortgage







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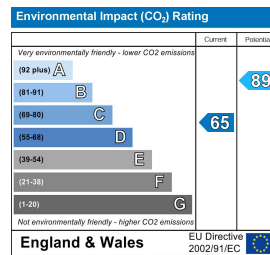
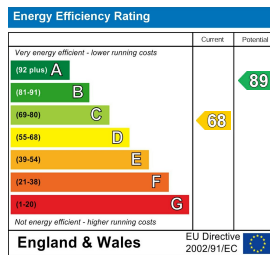
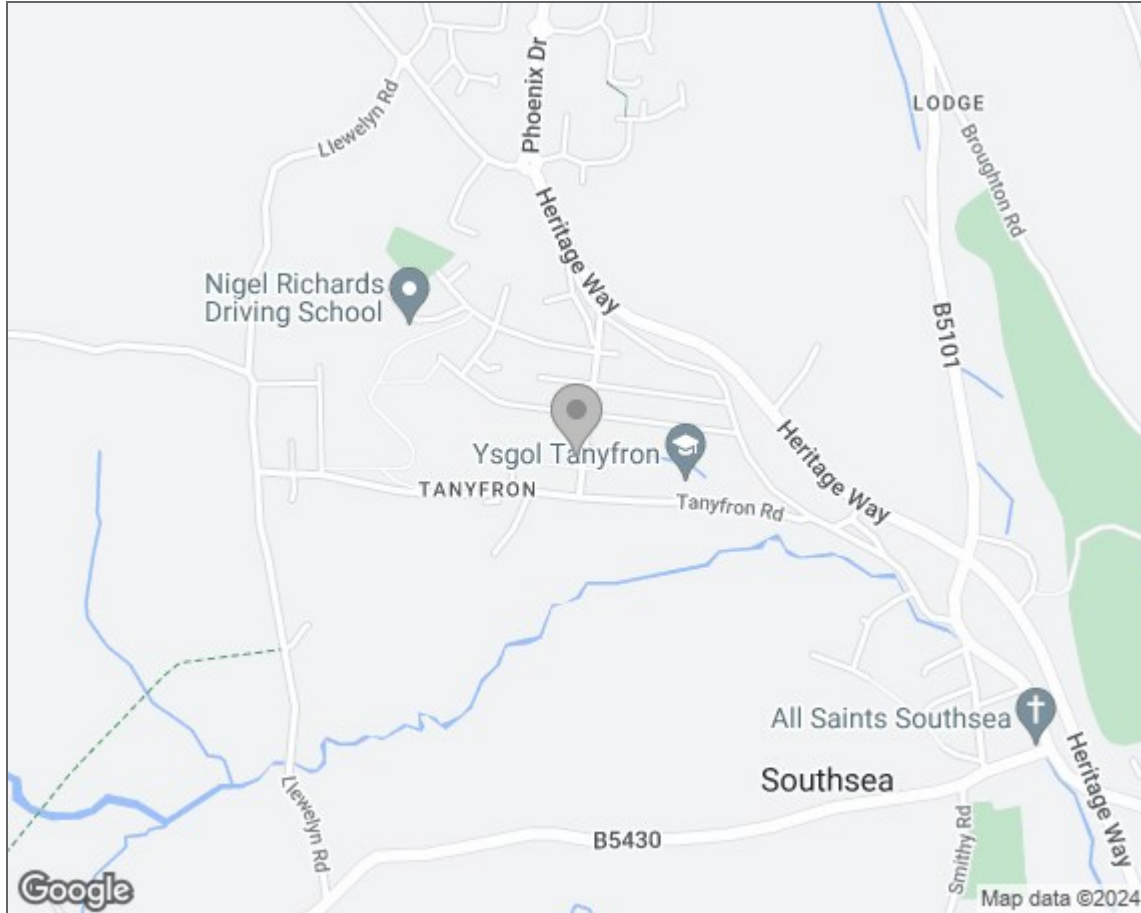
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