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Wrexham || LL11 5SD

Offers In The Region Of £279,950

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT

# 10

Wrexham | | LLI | 5SD

"VIEWING HIGHLY RECOMMENDED"

We are delighted to OFFER FOR SALE this DECEPTIVELY SPACIOUS, BEAUTIFULLY PRESENTED and EXTENDED Four Bedroom Detached Family home, which is situated in the POPULAR village location of Tanyfron and at the head of the cul de sac. This DECEPTIVE PROPERTY has internal accommodation to briefly comprise Entrance Hall, Cloakroom, Lounge, Dining Room, Conservatory, Modern Fitted Kitchen/Breakfast Room and to the First Floor there is the Main Bedroom with En Suite Shower room, Three Further Bedrooms and a Family Bathroom. The accommodation is complimented by Gas Central Heating and UPVC Double Glazing and externally there are generous size gardens to the side and rear offering a private aspect and to the front there is a driveway with off road parking. To the rear there is a purpose built entertaining area with outside bar.

Located in the Popular 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. NO FORWARD CHAIN

- Deceptively Spacious 4 Bedroom Detached
- Beautifully Presented
- Fabulous Far Reaching Views
- Outdoor Entertaining Area with External Bar
- Ensuite Bathroom
- No Onward Chain



## ACCOMMODATION TO GROUND FLOOR

Composite double glazed and frosted door giving access to Entrance hallway

### ENTRANCE HALLWAY

With door to Cloakroom, UPVC Double glazed window to the front, single panel radiator, staircase rising off to the first floor accommodation.

### DOWNSTAIRS CLOAKROOM

Comprising of a low level w.c., wash hand basin, radiator, UPVC Double glazed and frosted window to the front.

### LOUNGE

13'11" x 12'8" (4.244m x 3.882m)  
Light and airy room which comprises of UPVC Double glazed window to the front with radiator beneath, laminate flooring, archway to the dining room

### DINING ROOM

10'11" x 8'7" (3.330m x 2.617m)  
Double doors leading into the conservatory, Engineered oak flooring, UPVC Double glazed door to the side giving access to the side garden

### CONSERVATORY

11'0" x 9'7" (3.374m x 2.940m)  
With UPVC Double glazed windows, UPVC Double glazed door leading out to the rear garden, engineered oak flooring.

### KITCHEN

13'5" x 12'3" (4.096m x 3.746m)  
Beautifully presented modern fitted kitchen comprising wall and base cupboards with complementary worktop surfaces, incorporating one and half bowl sink unit with mixer tap, Integral Four ring gas hob, electric oven/grill, stainless steel canopy extractor hood over, plumbing for dishwasher, Integrated Fridge, breakfast bar, laminate flooring, UPVC Double glazed window to the rear, UPVC Double glazed and frosted door to the side, double panel radiator, under stairs cupboard, Door giving access to the Utility Area.

### UTILITY AREA

Plumbing for washing machine, wall mounted gas central heating combi boiler and door leading into Family Room / Office

### FAMILY ROOM/ STUDY

12'7" x 11'3" (3.836m x 3.444m )  
UPVC Double glazed bay window to the front, radiator.

### FIRST FLOOR LANDING

With airing cupboard, doors leading off to the bedrooms.

### BEDROOM ONE

12'10" x 9'8" (3.936m x 2.960m)  
UPVC Double glazed window to the front, single panel radiator, built in cupboard,

### EN SUITE SHOWER ROOM

Comprising of a double sized shower cubicle, pedestal wash hand basin, low level w.c., tiled walls, UPVC Double glazed frosted window to the side.

### BEDROOM TWO

10'6" x 8'4" (3.221m x 2.561)  
UPVC Double glazed window to the front, single panel radiator, built in wardrobes.

### BEDROOM THREE

10'10" x 8'2" (3.322m x 2.509m)  
UPVC Double glazed window to the rear, single panel radiator, laminate flooring, built in wardrobes.

### BEDROOM FOUR

8'2" x 7'2" (2.505m x 2.187m)  
UPVC Double glazed window to the rear, laminate flooring, single panel radiator.

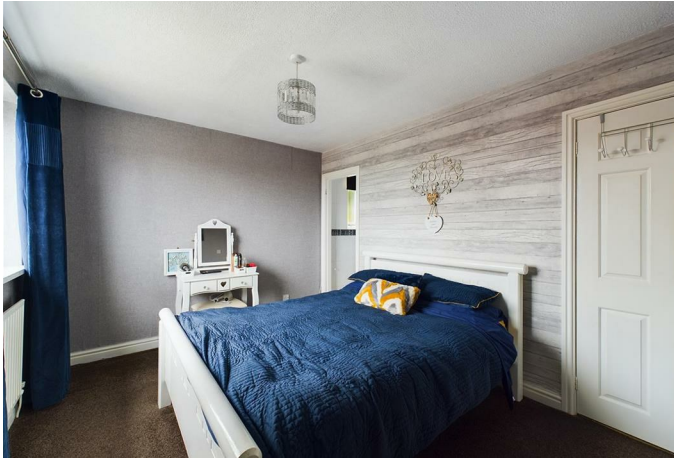
### FAMILY BATHROOM

Comprising of panel enclosed bath, pedestal wash hand basin, low level w.c., single panel radiator, UPVC Double glazed frosted window to the rear, fully tiled walls

### OUTSIDE TO THE FRONT

Tarmac driveway to the front offering off road parking





for three to four vehicles. Gated access to the right hand side leading to the rear.

### **OUTSIDE TO THE REAR**

To the rear to the left hand side there is an astro turf lawn with paved sitting area, steps up to a garden room. To the rear, further astro turf lawn with bench street. Purpose built bar with covered hot tub area.

### **GARDEN BAR**

Purpose built bar, with UPVC Double glazed window to the covered hot tub area.

### **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**

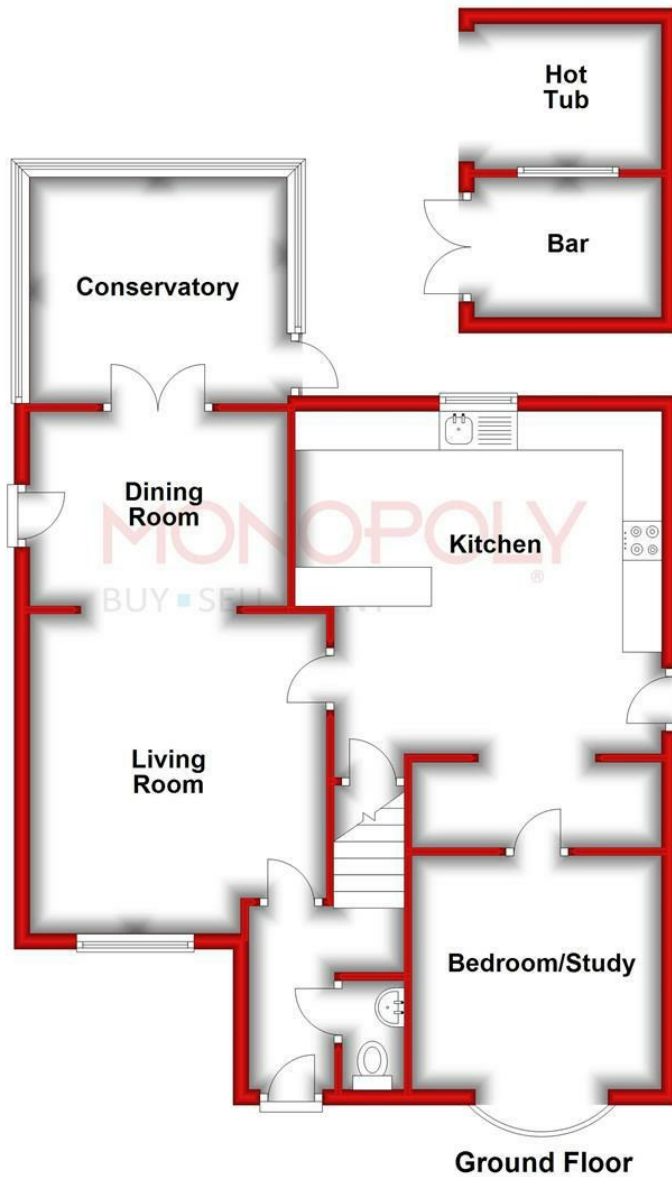
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

### **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.



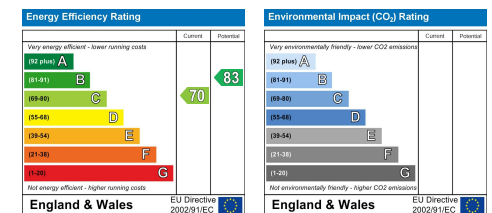


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