



St. Albans Road, Wrexham LL11 5ST

£150,000

Welcome to this charming semi-detached house located on St. Albans Road in the village of Tanyfron, Wrexham. This property boasts two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there is ample space for the whole family to unwind and rest comfortably. The house features a well-appointed shower room, ensuring convenience for your daily routines. The traditional British architecture of this semi-detached home exudes character and warmth, making it a truly inviting space to call your own. Situated in a pleasant neighbourhood, this property offers a peaceful retreat from the hustle and bustle of city life. The village of Tanyfron provides a picturesque setting with its scenic surroundings and friendly community atmosphere. Don't miss the opportunity to make this house your home, contact Monopoly Buy Sell Rent as your earliest convenience to book a viewing!

- A SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- SHOWER ROOM
- GAS CENTRAL HEATING
- TWO/THREE BEDROOMS
- KITCHEN
- REAR GARDEN
- POPULAR VILLAGE LOCATION



Entrance hall

Laminate flooring, doors to lounge and dining room, stairs to first floor.

Lounge

Carpet, electric fire, window to front.

Dining room

Carpet, window to rear, plug in electric fire, door to kitchen.

Kitchen

Fitted range of wall and base units, complementary worktops, stainless sink drainer, mixer tap, space for cooker, extractor, window to side, external door to side, understairs cupboard, tiled flooring.

First Floor Landing

Carpet, doors to three bedrooms, attic hatch.

Bedroom One

Carpet, two windows to front.

Bedroom Two

Carpet, window to rear.

Bedroom Three

Carpet, window to side, with far reaching views, door to bathroom.

Shower Room

Walk in shower enclosure with mains shower over, wc, hand wash basin, tiled splashbacks, vinyl flooring, window to side.

Outside

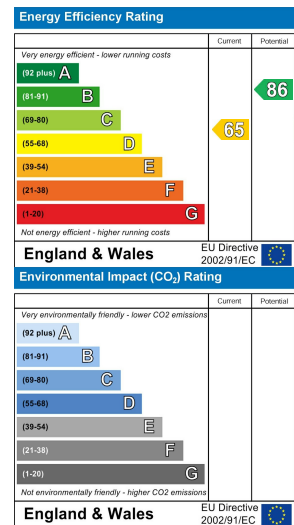
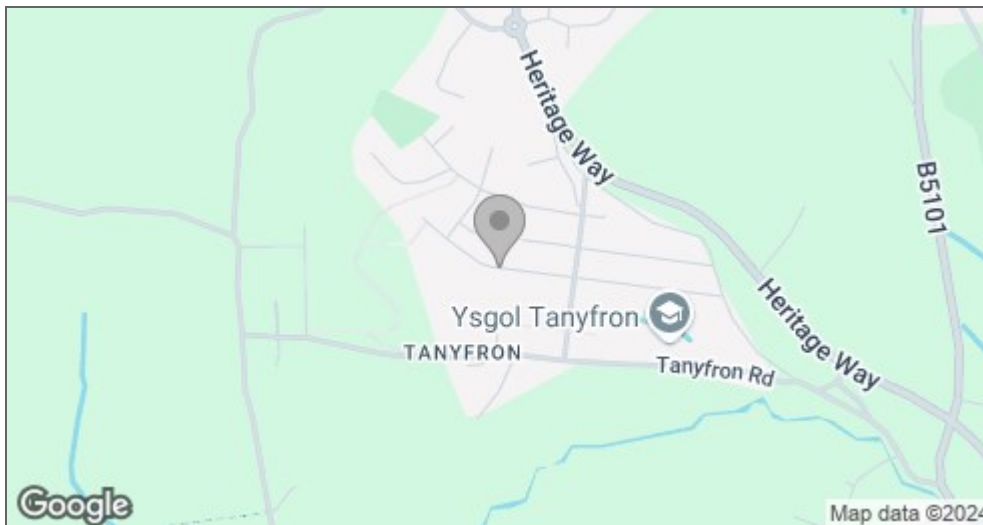
Shared front gate and path to front door, gravel area to side with low brick wall to front and side.

Rear garden with hardstanding adjacent house two outdoor stores one of which houses gas boiler, lawn.









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.

