



## 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

Doors to lounge and dining room, stairs to first floor.

## Lounge

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

Doors to three bedrooms, attic hatch.

## Bedroom One

Two windows to front.

## Bedroom Two

Window to rear.

## Bedroom Three/Dressing Room/Study

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.

## Additional Information

The vendor has informed Monopoly that there is Damp Proofing Guarantee for 30 years from 2025... Plus since he lived there he has added a New Roof - Tiles and Insulation, and that a New Boiler fitted 2 Years ago...

## IMPORTANT INFORMATION

\*Material Information interactive report available in video tour and brochure sections. \*

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 01978 800186 to find out more.

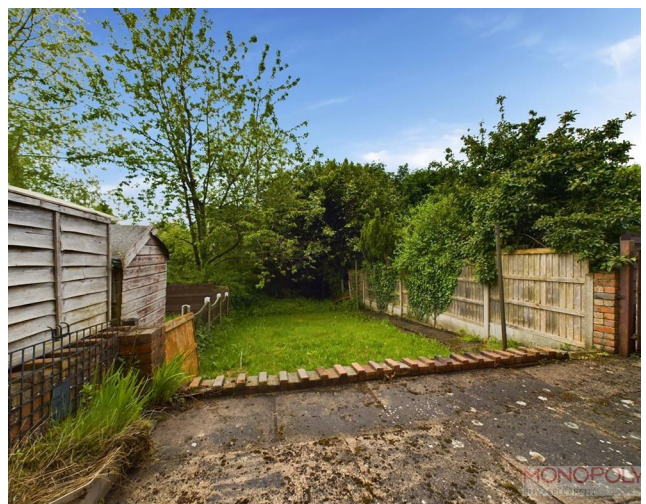
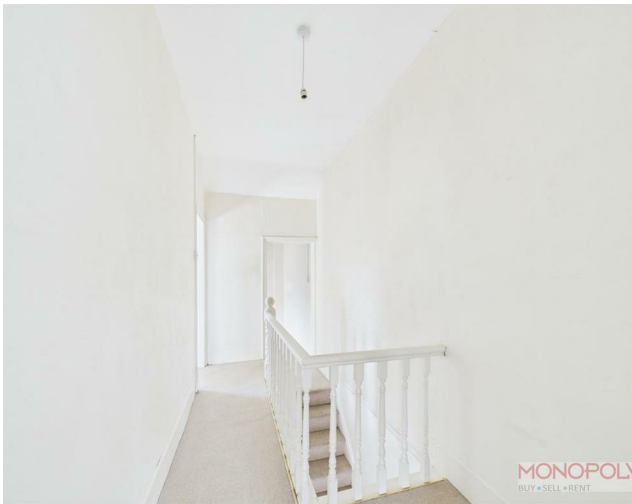
Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage

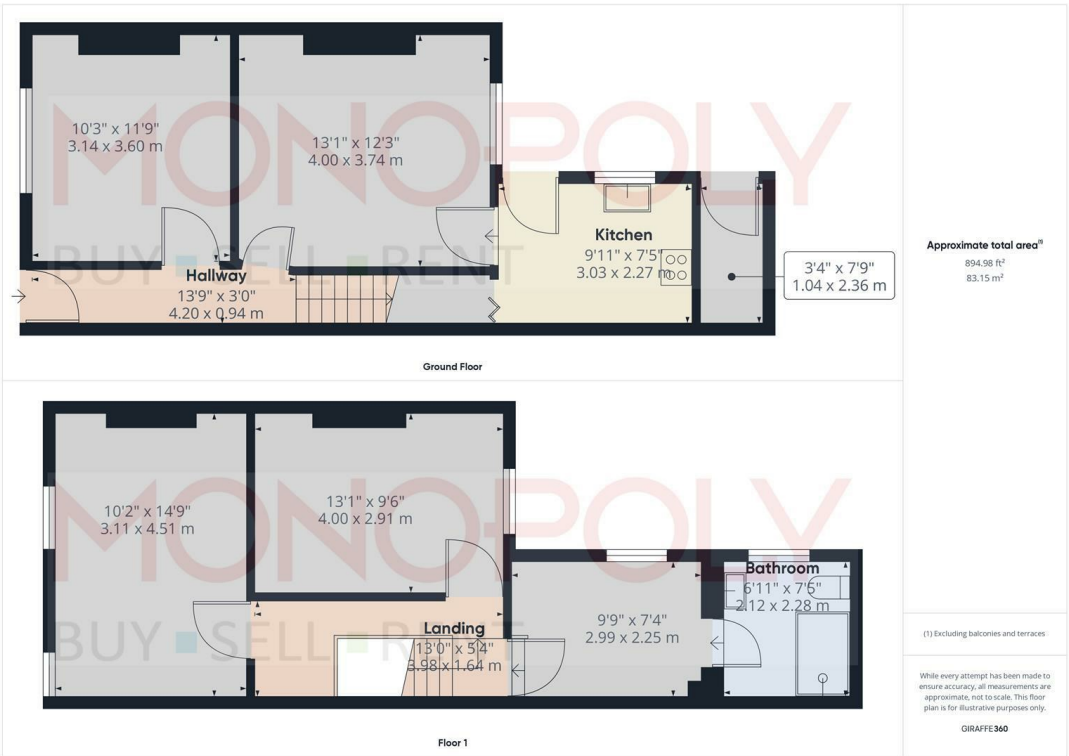












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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