



## 49 Tan Y Dre

Wrexham, LL13 9AY

£170,000





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## Entrance Hallway

Upvc composite door to the front entrance, LVT flooring heated flooring, stairs to the first floor, doors leading into Lounge and Kitchen.

## Lounge

18'11" x 11'3" (5.79m x 3.45m )

Upvc double glazed windows to the front and rear, wall mounted modern electric fire with tiled hearth, LVT flooring and panel radiator. Tv aerial .

## Kitchen/Breakfast

18'4" x 8'7" (5.61m x 2.62m )

Housing a range of contemporary light grey wall, drawer, and base units, complemented by a glass display unit with shelving and integrated lighting. The marble effect worktops provide a stylish surface, while the inset composite sink is equipped with a mixer tap and a 360° swivel spout spray. The kitchen includes integrated appliances such as a 'Zanussi' oven and grill, a five-ring gas hob with an extractor fan above, integrated dishwasher and a fridge freezer. Additional highlights include inset ceiling lights with LED illumination, a breakfast bar with storage underneath and LVT heated flooring. A storage cupboard accommodates the 'Baxi' combination boiler, and there is plumbing available for a washing machine and dishwasher, along with space for a tumble dryer. The property is fitted with UPVC double-glazed windows at both the front and rear, and a door provides access to the rear entrance.

## Rear Entrance

Upvc double glazed door leading to the rear garden, under stairs storage,

## Stairs the First Floor.

## Landing Area

Upvc double glazed window to the rear elevation, panelled radiator, loft access and doors leading off to Bedrooms and Shower Room

## Bedroom One

11'4" x 9'10" (3.46m x 3.00m )

The front elevation features a UPVC double-glazed window, complemented by a panel radiator, and carpeted flooring. Additionally, there is a walk-in wardrobe equipped with hanging space, shelving, and lighting.

## Bedroom Two

12'7" x 8'7" (3.86m x 2.62m )

The front elevation features a UPVC double-glazed window, complemented by a panel radiator, and carpeted flooring. Built in storage cupboard with shelving.

## Bedroom Three

8'2" x 8'0" (2.49m x 2.44m )

Upvc double glazed window to the rear elevation. Laminate flooring and panel radiator.

## Shower Room

Modern fitted Shower cubicle with dual shower head combo with rainfall shower head and handheld shower, low level wc, vanity wash hand basin with waterfall mixer taps over, wall mounted vanity mirror with smart touch control, tiled walls and flooring, Upvc panelled ceiling, inset ceiling lights, inset shelving with lighting, wall mounted heated towel rail, Upvc double glazed frosted windows to the rear. Extractor fan.

Tel: 01978 353000

## Outside

The property features a gravel driveway at the front, providing off-road parking. Alongside the property, there is a gated entrance that leads to the rear gardens, which also offer additional off-road parking and access to a detached single garage. The rear area includes a paved patio seating space surrounded by a diverse selection of plants and shrubs, all fully enclosed by panel fencing, complete with CCTV and lighting for added security. To the side of the property there is a car port with a electric car charging port.

## Garage

Single detached garage with electric roller doors, power and lighting,



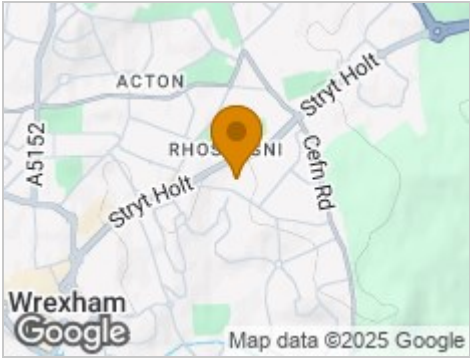
Road Map



Hybrid Map



Terrain Map



Floor Plan

**GROUND FLOOR**

KITCHEN/  
BREAKFAST  
5.61m x 2.62m

LOUNGE  
5.79m x 3.45m

REAR PORCH

ENTRANCE

**FIRST FLOOR**

SHOWER ROOM

LANDING AREA

BEDROOM TWO  
3.86m x 2.62m

BEDROOM ONE  
3.46m x 3.00m

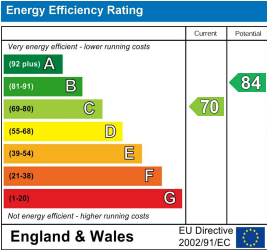
BEDROOM THREE  
2.49m x 2.44m

**For Illustration  
Purposes Only**

Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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