

84 Cae Merfyn , Tanyfron, LL11 5SS

A spacious 3 bedroom semi detached house with the benefit of a modern kitchen and shower room together with an additional 1st floor bathroom, generous rear garden with access to a public wooded area and playing field/park beyond and private parking for 2 cars to the front. Located within easy driving distance of Wrexham City Centre and excellent road links to Chester and Shropshire, the accommodation briefly comprises a canopy porch, hall with staircase to 1st floor landing and storage area below, sitting room with French doors to the rear garden, lounge with living flame gas fire, stylishly appointed modern kitchen with utility area and modern shower room with large walk in shower. The 1st floor landing gives access to the 3 well proportioned double bedrooms and a bathroom with separate w.c. Gas fired central heating and Upvc double glazing. Externally, the owners have created parking for 2 cars and a side path leads to the rear established garden that provides a private outdoor entertaining space with lawned area, well stocked flower beds, paved patios and a variety of trees. Energy Rating - C (70)

Offers In Excess Of £190,000

84 Cae Merfyn

, Tanyfron, LL11 5SS



- A spacious semi detached house
- Located within easy driving distance of Wrexham City Centre
- Canopy porch, hallway
- Lounge, sitting room
- stylishly appointed modern kitchen with utility area
- Modern shower room
- Three well proportioned double bedrooms
- Bathroom, separate w.c
- Parking for two cars
- Private rear garden

LOCATION

ON THE FIRST FLOOR

DIRECTIONS

LANDING

ON THE GROUND FLOOR

BEDROOM ONE

11'8 x 10'0 (3.56m x 3.05m)

HALLWAY

BEDROOM TWO

13'2 x 9'3 (4.01m x 2.82m)

LOUNGE

13'0 x 12'8 (3.96m x 3.86m)

BEDROOM THREE

9'7 x 7'5 (2.92m x 2.26m)

KITCHEN

16'3 max x 7'7 (4.95m max x 2.31m)

BATHROOM

7'6 x 5'5 (2.29m x 1.65m)

SITTING ROOM

12'8 x 9'3 (3.86m x 2.82m)

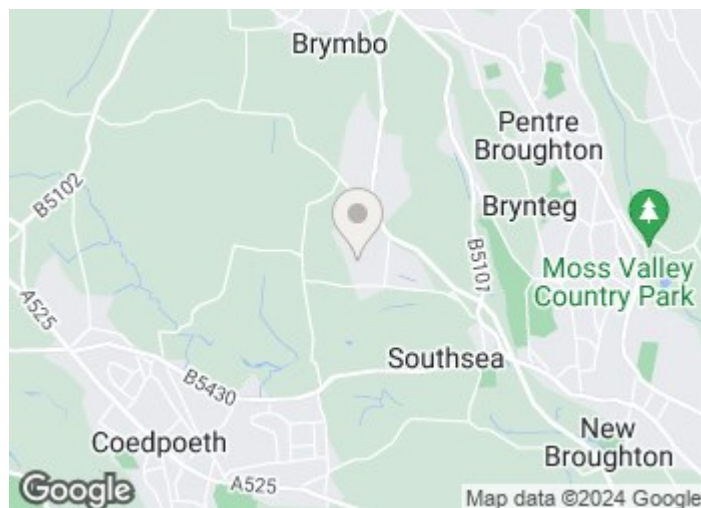
SEPARATE W.C

SHOWER ROOM

8'3 x 5'4 (2.51m x 1.63m)

OUTSIDE

COUNCIL TAX BAND - C



[Directions](#)



Floor Plan



Ground Floor

First Floor

Total floor area 99.8 sq.m. (1,075 sq.ft.) approx.

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	