



83 Cae Merfyn, Tanyfron, LL11 5SS

Price £185,000

A spacious 3 double bedroom semi detached house with brick paved private drive providing parking for 4 cars and a good sized rear garden located within this established residential area of Tanyfron which enjoys excellent road links to Wrexham, Maelor Hospital and plenty of amenities. The accommodation has the benefit of gas fired central heating and Upvc double glazing and briefly comprises canopy porch, entrance hall with stairs to 1st floor landing, lounge, sitting/dining room with bay window to front, kitchen, utility and ground floor shower room. The 1st floor landing connects the 3 double bedrooms and a bathroom. To the front and side of the property is the private drive behind a privacy hedge whilst the rear garden features a full width patio for outdoor entertaining, lawned garden beyond, workshop/shed with electric and a greenhouse. Energy Rating - TBC

LOCATION

Situated within easy reach of the A483 trunk road which provides good road links to the major commercial and industrial centres throughout the Area. The Village offers a variety of local amenities including a primary school, village shop and social amenities whilst Wrexham City Centre with all its High Street retailers is just 3 miles distant. There are picturesque countryside walks within the vicinity.

DIRECTIONS

From Wrexham City Centre take the A525 Ruthin Road for approx. 2 miles, through the traffic lights, take the second right hand turning signposted Tanyfron and continue for approx. 2 miles proceeding towards the top of the hill passing Brymbo Cricket Club on the left. Take the right turn into Park Road, 3rd right into St Albans Road which leads into Cae Merfyn and the property will be observed on the right.

ON THE GROUND FLOOR

Canopy porch with upvc part glazed door opening to:

HALLWAY

With tiled floor, turned staircase to first floor landing with useful storage cupboard below, upvc double glazed window, radiator and additional storage cupboard.

SITTING/DINING ROOM 11'9 x 9'2 (3.58m x 2.79m)

Featuring a upvc double glazed bay window to front allowing an excellent degree of natural light into the room, radiator and tiled floor.

LOUNGE 15'1 x 11'3 (4.60m x 3.43m)

A good sized reception room with upvc double glazed window to front, radiator, tiled floor, inset ceiling spotlights and arch opening to:

KITCHEN 11'3 x 6'7 (3.43m x 2.01m)

Appointed with a range of base and wall units with work surface areas incorporating a 1 1/2 bowl stainless steel single drainer sink unit with upvc double glazed window above overlooking the rear garden, part tiled walls, slot-in cooker, breakfast bar, tiled flooring, radiator, inset ceiling spotlights and part glazed door opening to:

UTILITY ROOM 6'3 x 5'6 (1.91m x 1.68m)

Plumbing for washing machine, work surface area, upvc double glazed window, upvc part glazed external door, storage cupboard and six panel door opening to:

SHOWER ROOM

Appointed with a pedestal wash basin, low flush w.c, walk-in shower with electric shower unit, fully tiled walls, non-slip flooring, upvc double glazed window and extractor fan.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With ceiling hatch to roof space and doors off.

BEDROOM ONE 11'3 x 11'3 (3.43m x 3.43m)

Upvc double glazed window to front, built-in wardrobe, radiator and coving to ceiling.

BEDROOM TWO 11'4 x 8'7 (3.45m x 2.62m)

A double bedroom with upvc double glazed window to rear, radiator, wood effect flooring, airing cupboard housing the gas combination boiler and built-in wardrobe.

BEDROOM THREE 9'6 x 9'5 (2.90m x 2.87m)

A double bedroom with upvc double glazed window to front and radiator.

BATHROOM 8'0 x 6'0 (2.44m x 1.83m)

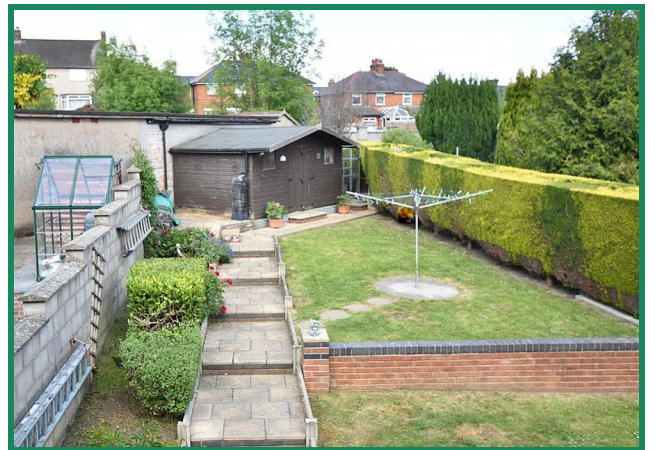
Appointed with a bath, pedestal wash basin, low flush w.c, fully tiled walls, two upvc double glazed windows, radiator, tiled flooring and inset ceiling spotlights.

OUTSIDE

The property is approached along a brick paved driveway providing parking for 4-5 cars hid behind a privacy hedge. A gated pathway leads to the rear garden with full width paved patio for outdoor entertaining, two tiered lawned garden with shallow steps, flowerbeds, good sized shed/workshop, greenhouse, cold water tap and external lighting.

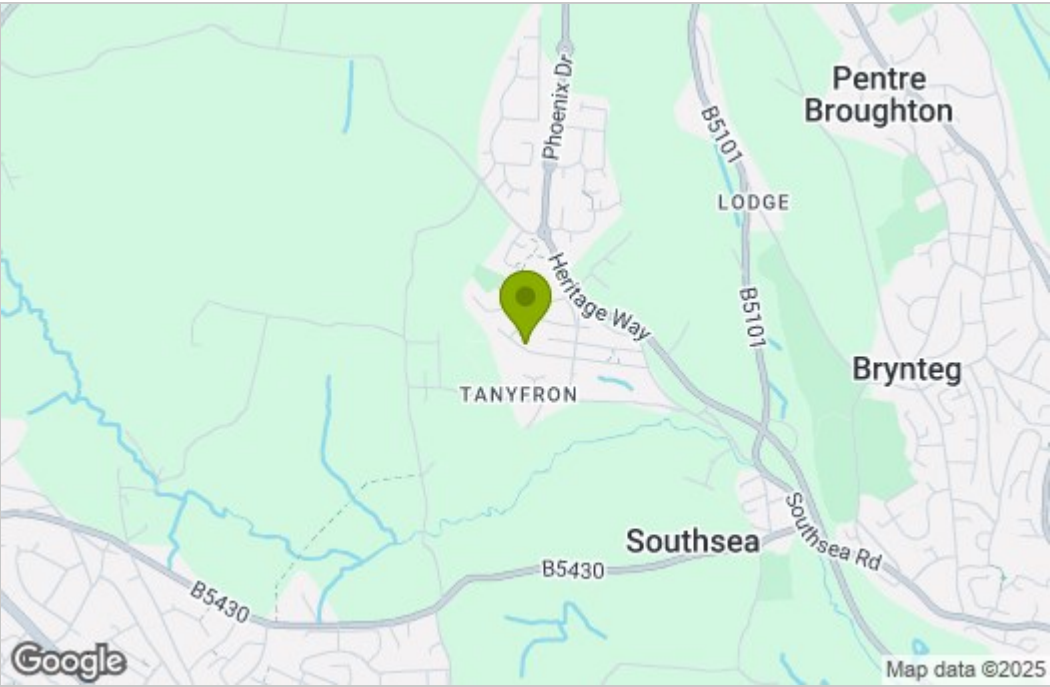
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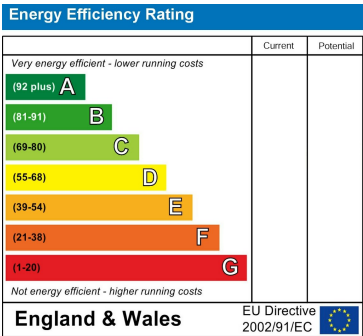


Floor Plan

Area Map



Energy Efficiency Graph



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