

BOWEN

PROPERTY SINCE 1862



Asking Price £160,000

31 Tan Yr Allt, Cefn-Y-Bedd,
Wrexham LL12 9SP

🏠 3 Bedrooms

🚿 1 Bathroom

31 Tan Yr Allt, Cefn-Y-Bedd, Wrexham LL12 9SP



General Remarks

Occupying a cul-de-sac location on the fringes of the village and backing onto farmland, this spacious three bedroom semi-detached house boasts two reception rooms and double glazed windows throughout. Internally the living accommodation briefly comprises an entrance hallway, sitting room, living room with feature multi-fuel burner and exposed brick chimney breast, kitchen, downstairs w.c., utility room, landing, two double bedrooms, good sized single bedroom, bathroom, and a separate w.c. Viewing advised.

Accommodation

On The Ground Floor:

Entrance Hallway: PVCu double glazed door and window to the front elevation. Tiled floor. Wall mounted electric heater. Understairs storage cupboard.

Sitting Room: 12' 11" x 9' 5" (3.93m x 2.87m) PVCu double glazed window to the rear elevation. Wall mounted electric heater. Feature fire surround.

Living Room: 13' 0" x 12' 11" (3.96m x 3.93m) PVCu double glazed window to the rear elevation. Wall mounted electric heater. Laminate flooring. Wood-burner with exposed brick chimney breast and tiled hearth.

Kitchen: 9' 9" x 7' 9" (2.96m x 2.37m) PVCu double glazed windows to the front and side elevations. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Electric point for cooker. Space for fridge freezer. Plumbing for dishwasher. Wall tiling.

Side Porch: PVCu double glazed window to the front elevation. Tiled floor.

Downstairs WC: PVCu double glazed window to the side elevation. Low level w.c. Tiled floor.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Utility Room: Work-top with one-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Plumbing for washing machine. Tiled floor.

On The First Floor:

Landing: Attic hatch.

Bedroom 1: 12' 0" x 10' 8" (3.65m x 3.26m) PVCu double glazed window to the rear elevation. Storage cupboard.

Bedroom 2: 13' 3" x 9' 5" (4.04m x 2.88m) PVCu double glazed window to the rear elevation. Wall mounted electric heater.

Bedroom 3: 9' 9" x 7' 7" (2.97m x 2.30m) PVCu double glazed window to the front elevation. Laminate flooring.

Bathroom: 7' 8" x 5' 6" (2.34m x 1.67m) Two PVCu double glazed windows to the front elevation. White two piece suite comprising a panelled bath and pedestal wash hand basin. Wall tiling.

WC: PVCu double glazed window to the side elevation. Low level w.c. Wall tiling. Laminate flooring.





Outside: Externally there is a lawned garden to the front of the property whilst the rear garden, which backs onto farmland, is also laid to lawn with mature trees and shrubs. There is also a Children's Play Area.

Services: The property is on mains water and drainage and is heated by wall mounted electric heaters.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 44|E.

Council Tax Band: The property is valued in Band "C".

Directions: Leave the city centre on the Mold Road and at the B & Q roundabout take the second exit and at the A483 roundabout take the third exit in the direction of Mold. Pass through Gwersyllt and just after the right-hand turning for Alyn Waters turn left. Follow this road through the traffic lights and then take a left-hand turning into Tan yr Allt and then left again and the property will be observed on the right-hand side of the cul-de-sac.



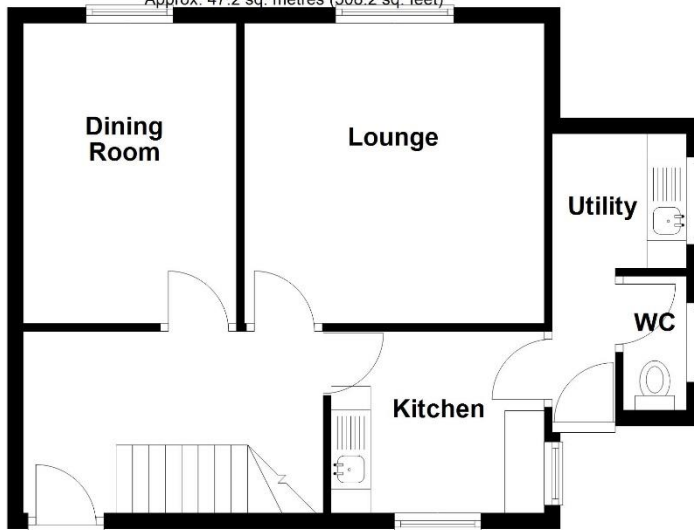
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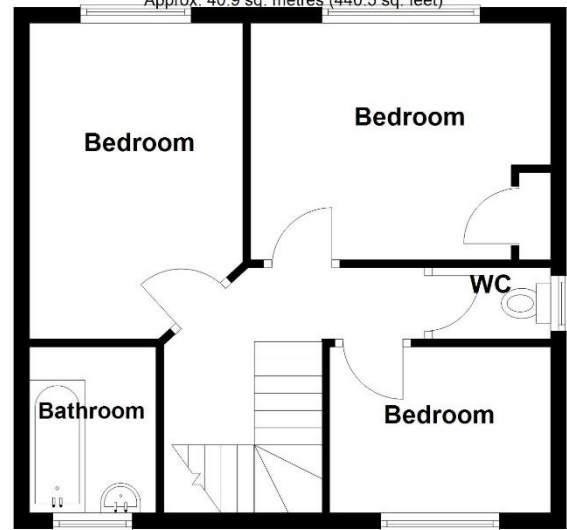
Ground Floor

Approx. 47.2 sq. metres (508.2 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.5 sq. feet)



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