

# Town & Country

Estate & Letting Agents

Tanyfron Road, Tanyfron, Wrexham

£210,000



Enjoying beautiful views over surrounding fields and hills, this beautifully presented property benefits from UPVC double glazing and gas central heating and must be viewed to be fully appreciated. Ideally located on the edge of the countryside while offering easy access to Wrexham, local motorway networks, and a wide range of everyday amenities and facilities. The accommodation briefly comprises an entrance hall, living room with living flame gas fire and light oak surround, sitting/dining room with log burner and exposed brick fireplace, and a kitchen fitted with a range of modern white gloss-fronted wall, base, and drawer units with integrated appliances. To the first floor are three bedrooms and a stylish modern white four-piece bathroom suite. Externally, the front of the property features a golden gravel garden with a stone and brick retaining wall and steps leading to the main entrance, along with timber side access opening to a landscaped, low-maintenance rear garden. The rear garden is predominantly paved and gravelled, stocked with a variety of plants, shrubs, and trees, and offers timber-gated access to the property's off-road parking.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345



## DESCRIPTION

A three-bedroom property with UPVC double glazing and gas central heating. The accommodation includes a living room, a sitting/dining room, and a fitted kitchen. The first floor comprises three bedrooms and a four-piece bathroom. Externally, there are low-maintenance gardens and off-road parking. The property is located within easy access of Wrexham and nearby amenities.



## LOCATION

The property is located on Tanyfron Road in Wrexham, within convenient reach of the town centre, local amenities, and transport links. The area offers access to surrounding countryside as well as road connections to nearby motorway networks.



## EXTERNALLY

Directly to the front of the property is a golden gravel garden with a paved pathway and steps rising to the front door. A timber-gated side access leads to the side and rear garden which are landscaped to provide a low-maintenance outdoor space, the garden is predominantly paved and gravelled and enjoys views towards the front over the hills and fields. The garden is well stocked with a variety of plants and shrubs and includes two timber sheds, an outside light and water supply, and timber-gated access leading to the property's off-road parking space.



## ENTRANCE HALL

The property is entered via an opaque, leaded, double-glazed composite front door opening into the entrance hall. The hall features wood grain-effect laminate flooring, a window to the side elevation, a radiator, and light oak doors leading to the living room and the dining/sitting room.

## LIVING ROOM

11'2" x 12'1"

With wood grain-effect laminate flooring, a window facing the front elevation, and a contemporary tower column-style radiator. The room also features a living flame gas fire set within a light oak surround.



## SITTING/DINING ROOM

12'1" x 12'

Also having wood grain-effect laminate flooring, this double-aspect room benefits from windows to the side and rear elevations. There is a contemporary tower column-style radiator, a light oak door opening to the under-stairs storage cupboard, and a cast-iron log burner set within an exposed brick fireplace. An open throughway leads to the kitchen.



### KITCHEN

16'1" x 7'1"

Fitted with wood grain-effect ceramic tiled flooring, a contemporary column-style radiator, and recessed ceiling downlights. Two windows face the side elevation, along with an opaque UPVC double-glazed rear door. The kitchen is fitted with an array of attractive modern white gloss fronted wall, base, and drawer units with work surfaces, housing a resin single drainer sink with mixer tap, a cupboard for the gas boiler, and integrated appliances including a stainless steel double oven, five-ring gas hob with extractor hood above, and a dishwasher. There is also space and plumbing for a washing machine.

### FIRST FLOOR LANDING

Featuring a stripped pine original banister and balustrades, a radiator, access to the loft, an airing cupboard, and doors opening to all three bedrooms and the bathroom.



### BATHROOM

8'3" x 7'

Installed with a contemporary white four-piece suite comprising a

standalone bath with waterfall-style mixer tap and handheld shower attachment, an oversized shower enclosure with electric shower, protective glass screen and panelled walls, a vanity unit with waterfall-style mixer tap, and a dual-flush low-level WC. The walls are partially tiled and complemented by a chrome heated towel rail, an opaque window to the side elevation, recessed ceiling downlights, and an extractor fan.



### BEDROOM THREE

9' x 7'2"

With wood grain-effect laminate flooring, a radiator, and a window facing the rear elevation.



### BEDROOM ONE

13'4" x 12' max

With a radiator and two windows facing the front elevation, both of which frame views over the fields and hills beyond.



### BEDROOM TWO

8'4" x 8'

Having a radiator and a window to the rear elevation.

### Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

### Services (Wrexham)

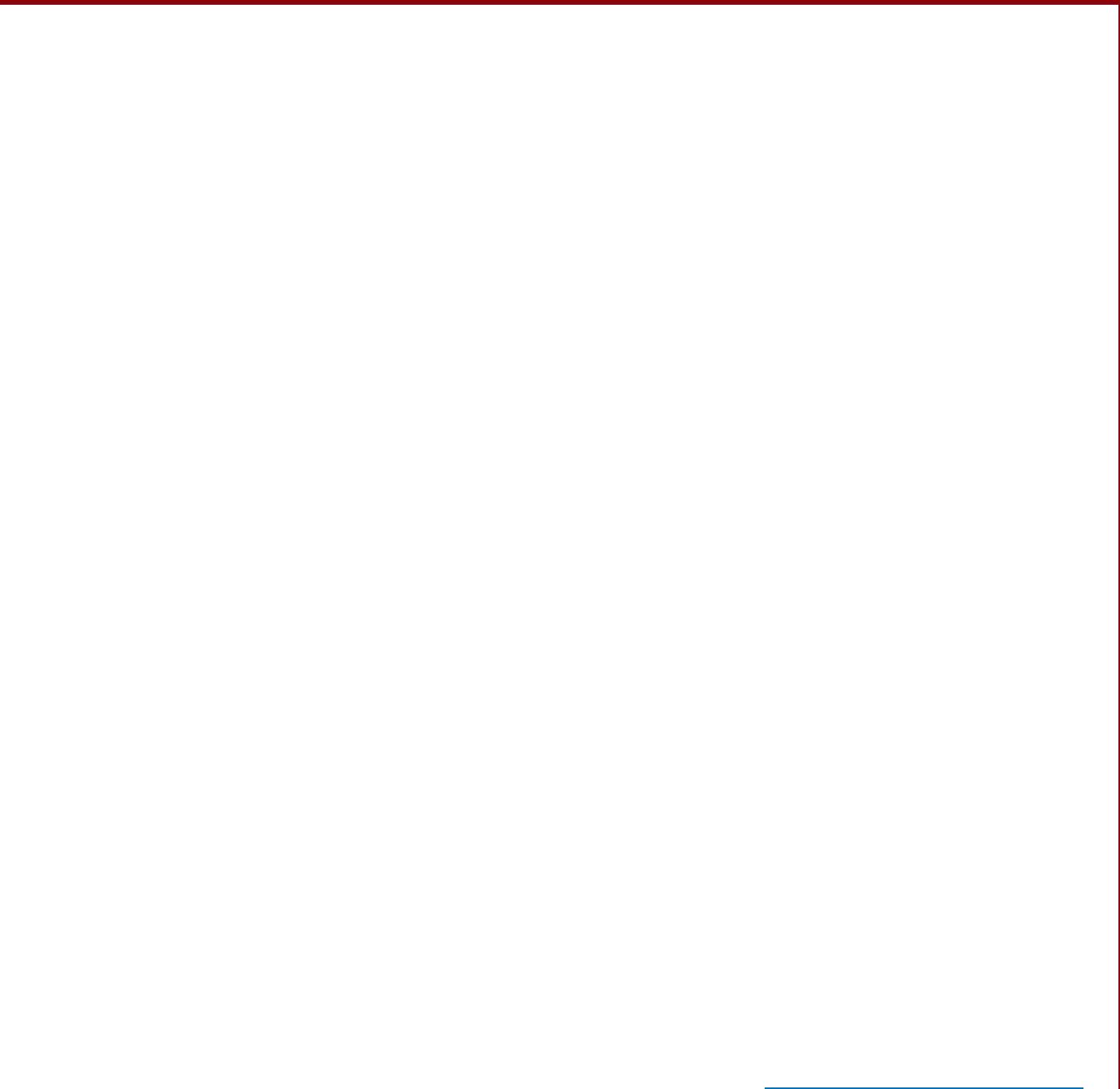
The agents have not tested any of the appliances listed in the particulars.

### To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

### Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	