



Park Road | Tanyfron | Wrexham | LL11 5SH

Offers in the region of £130,000



ROSE RESIDENTIAL

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A fantastic opportunity to acquire a well-presented two bedroom property, located within a popular and established village location. Internally, the accommodation comprises two reception rooms and a kitchen to the ground floor, with two bedrooms and a bathroom to the first floor. Externally, the property features a low-maintenance gravelled frontage with steps leading to the entrance. To the rear is an enclosed garden, mainly paved for ease of maintenance, with raised shrub borders and steps leading to an additional elevated seating area.

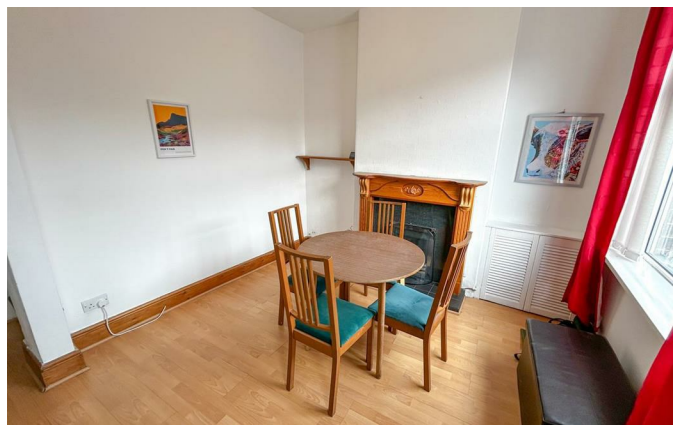
### Entrance

Steps from the pavement lead up to a UPVC part glazed door, which opens directly into the dining room.

### Dining Room

12'1" x 10'6" (3.69m x 3.21m )

A welcoming reception room forming the main entrance to the property, featuring an Adam style fireplace with inset coal effect gas fire. The room also benefits from a front facing UPVC double glazed window, radiator, and laminate flooring.





### Lounge

12'6" x 12'1" (3.83m x 3.69m )

A further generously sized reception room featuring a rear facing UPVC double glazed window. The room benefits from an Adam style fireplace with inset coal effect gas fire, radiator, laminate flooring, and a large under stairs storage area. A further door leads through to the kitchen.

### Kitchen

12'7" x 5'11" (3.85m x 1.82m )

Fitted with a range of wall, drawer, and base units complemented by work surfaces. Beneath a side facing UPVC double glazed window is a stainless steel sink with drainer, alongside space for a freestanding cooker. To the opposite wall, there is space for a fridge/freezer. The room also benefits from a rear facing UPVC double glazed window, a side facing UPVC, part-glazed, door providing access to the rear garden, a radiator, and vinyl flooring.



### Stairs & Landing

Stairs rise from the dining room to the first floor landing, where there is access to bedroom one. A further landing area leads to the bathroom and bedroom two.

### Bedroom One

12'1" x 10'5" (3.69m x 3.19m)

A generously sized double bedroom, flooded with natural light from two front facing UPVC double glazed windows. The room benefits from fitted carpet, a radiator, and a useful storage cupboard over the stairs.



### Bedroom Two

7'10" x 11'5" (2.40m x 3.48m)

Currently utilised as a home office, this versatile room features a rear facing UPVC double glazed window, radiator, and fitted carpet.

### Bathroom

Fitted with a modern four-piece suite comprising a panelled bath, wash hand basin, low-level WC, and a separate shower cubicle. The room also benefits from fully tiled walls and vinyl flooring, along with a rear facing UPVC double glazed window with privacy glass. A wall-mounted cupboard houses the combi boiler.





## **External**

To the front of the property, steps rise to the entrance door with a gravelled area to the side. The rear garden is designed for low maintenance, being predominantly paved with raised shrub borders. Steps lead up to a further paved area with aluminium shed and also enjoys far reaching views.

## **Disclaimer**

The information provided on this property listing, including but not limited to descriptions, photographs, measurements, and pricing, is for informational purposes only. While all reasonable efforts have been made to ensure the accuracy of this information, the owner, agent, or company assumes no responsibility for any errors or omissions, and it is subject to change without notice.

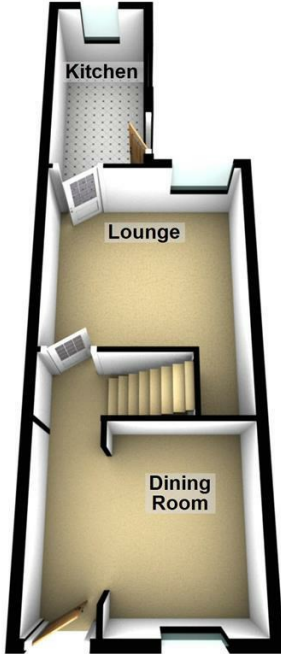
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## **Anti Money Laundering (AML) Checks**

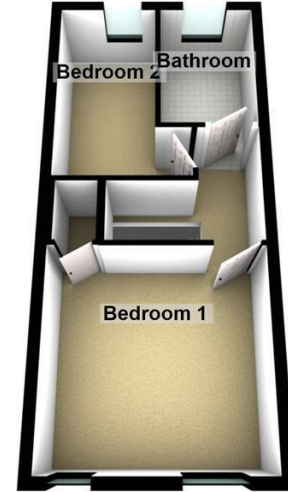
We are required by law to carry out anti money laundering (AML) checks on all purchasers of property. Whilst we remain responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial checks are undertaken on our behalf by Lifetime Legal. Once your offer has been accepted, Lifetime Legal will contact you to complete the necessary verification. The cost of these checks is £60 (including VAT), which covers the cost of obtaining relevant data, as well as any manual checks and monitoring that may be required. This fee must be paid directly to Lifetime Legal before we can issue a memorandum of sale, and it is non-refundable.



**Ground Floor**  
Approx. 36.5 sq. metres (392.8 sq. feet)



**First Floor**  
Approx. 30.1 sq. metres (324.0 sq. feet)



Total area: approx. 66.6 sq. metres (716.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Wrexham

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