

Bryn Gwenfro, Tanyfron Wrexham LL11 5SW

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welcome to

Bryn Gwenfro, Tanyfron Wrexham

A well-presented three-bedroom semi-detached home situated in the popular village of Tanyfron. Finished to a high standard throughout, this attractive property offers spacious and versatile accommodation, making it an ideal choice for first-time buyers, growing families or those looking to upsize.













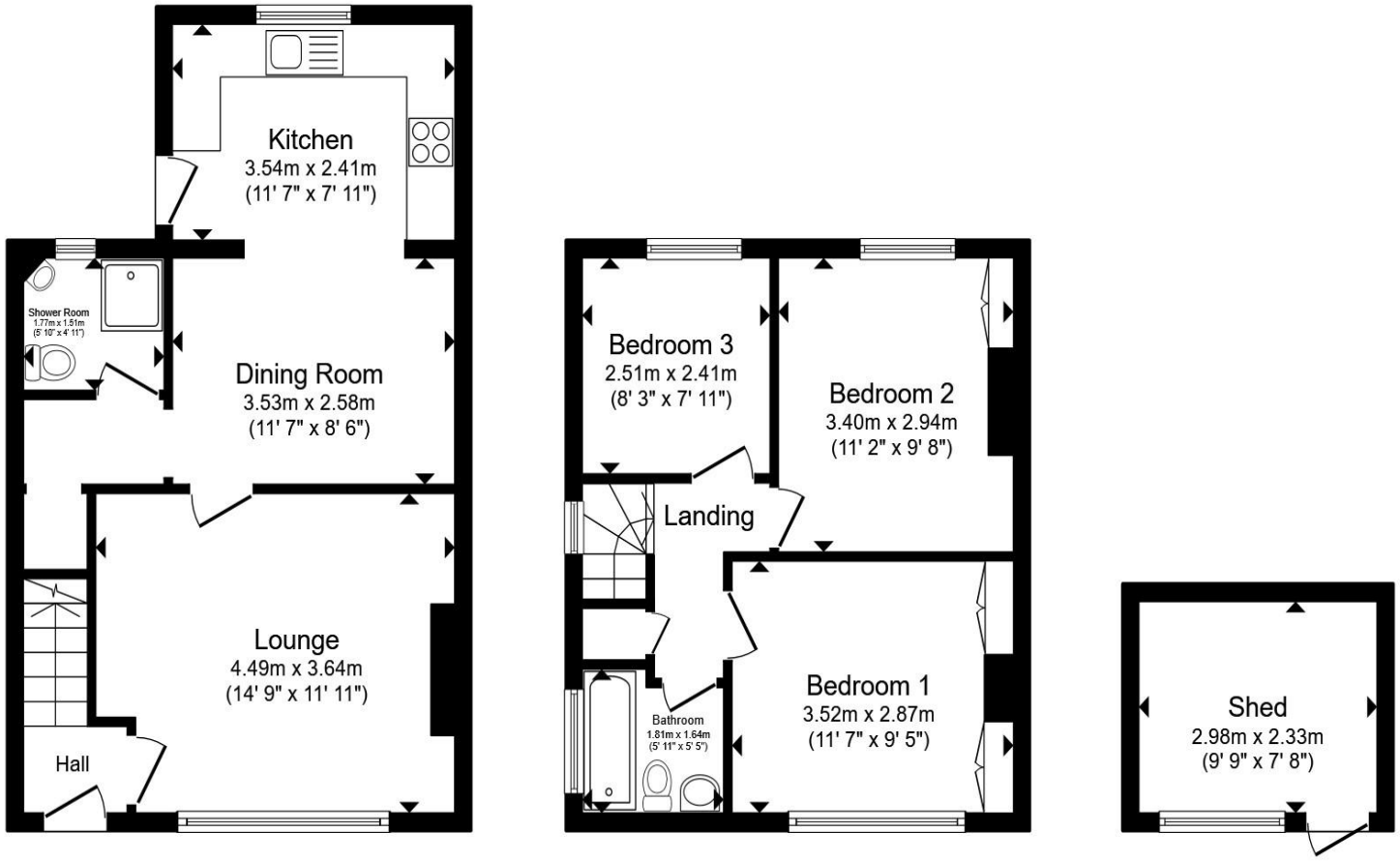

Total floor area 84.7 m² (912 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To the first floor are two generous double bedrooms, a well-proportioned single bedroom, and a stylish family bathroom.

Externally, the property benefits from a driveway to the front, providing off-road parking, while the rear boasts a generous enclosed garden with a decking seating area, offering an excellent space for outdoor dining, entertaining or simply enjoying the warmer months.

Tanyfron is a sought-after village offering a friendly community atmosphere while being just a short distance from Wrexham city centre.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

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- NO ONWARD CHAIN
- THREE BEDROOMS
- FANTASTIC CONDITION
- TWO BATHROOMS
- SPACIOUS GARDEN

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over

£199,000









Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/CHS119611

The Property Ombudsman

Property Ref:
CHS119611 - 0014

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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