

# Town & Country

Estate & Letting Agents

Bryn Gwenfro, Tanyfron, Wrexham

£175,000



Situated in a quiet cul-de-sac, this four-bedroom semi-detached home offers easy access to the city centre, motorway links, and local amenities. The property benefits from no onward chain, UPVC double glazing, and gas central heating, with accommodation including a living room, kitchen/diner, ground floor wet room, and four bedrooms. Externally, there is a small front lawn and a sunny rear garden with patio areas.

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

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## DESCRIPTION

Situated in a quiet cul-de-sac within this popular village, this four-bedroom semi-detached home offers easy access to the city centre, motorway links, and local amenities. The property benefits from no onward chain, UPVC double glazing, and gas central heating. Internally, the accommodation comprises an entrance hall, spacious living room, kitchen/diner, side hall with access to a ground floor wet room and side porch, and four first-floor bedrooms. Externally, there is a small front lawn with pathway access and a sunny rear garden, predominantly laid to lawn with paved and gravel patio areas.



## LOCATION

The property is located on Tanyfron 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.

## ENTRANCE HALL

Entered through a blue leaded opaque UPVC double glazed front door, opening to an entrance hall with stairs rising to the first floor and a light oak veneer door to the living room.



## LIVING ROOM

16'8 x 12'4

A spacious room with two front-facing windows, radiator, feature living flame gas fire, and door through to the kitchen/diner.



## KITCHEN/DINER

13'6 x 8

Fitted with wall, base, and drawer units with stainless steel handles and work surfaces incorporating a stainless steel sink with mixer tap and tiled splashback. Features include two rear-facing windows, radiator, wall-mounted Ideal Logic gas combi boiler, and a door to the side hallway.

## SIDE HALLWAY

Providing access to the understairs storage cupboard, wet room, and UPVC double glazed door to the side porch.



## WET ROOM

5'8 x 4'10

Fully tiled and fitted with a wall-mounted electric shower, dual-flush WC, wash hand basin with medicine cabinet, radiator, extractor fan, and rear-facing window.

## FIRST FLOOR LANDING

With access to the loft, small opaque side window, and doors to all four bedrooms.



## BEDROOM ONE

11'8 x 10'2

Front-facing window with radiator below.



## BEDROOM TWO

13'1 x 8'2

Rear-facing window with elevated views and radiator.



## BEDROOM THREE

9'4 x 9'6 (max)

Front-facing window and radiator.



## BEDROOM FOUR

8'2 x 6'7

Rear-facing window and radiator.

## SIDE PORCH

4'4 x 5'6

Constructed with a low brick wall and UPVC double glazed frame and door opening to the side garden.



## EXTERNALLY

The property is approached via an iron gate opening onto a concrete pathway alongside a lawned garden, leading to both the rear garden and the main entrance door, which benefits from a canopy porch and external lighting. The rear garden enjoys a sunny aspect and is mainly laid to lawn, with a generous paved and gravel patio area, aluminium shed, and external water supply.

## Services

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

Freehold

Council Tax Band - C (£1949 Per Year)

## Viewings

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

## To Make an Offer

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

## Property Particulars Disclaimer

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only

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No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective

purchasers are advised to confirm availability with the Agent before travelling to view.

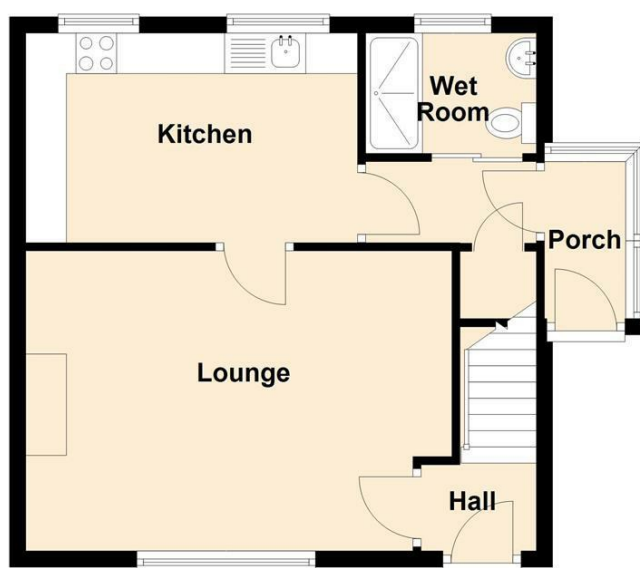
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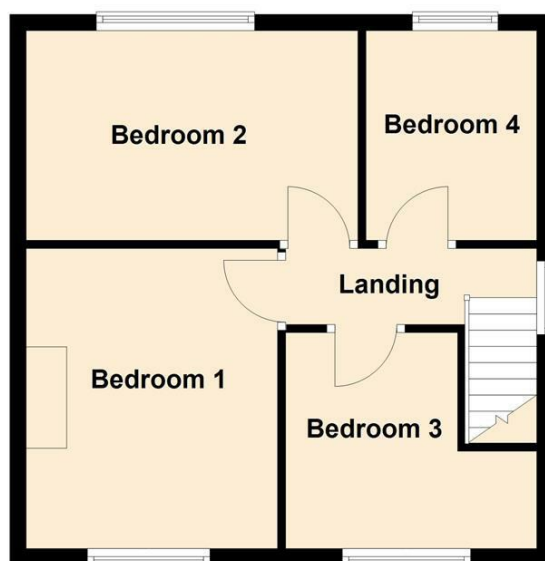
## Ground Floor

Approx. 42.3 sq. metres (454.9 sq. feet)



## First Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



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                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 65      | 72                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |