



**4 St. Albans Road, Tanyfron, Wrexham, LL11 5SY**

**Price £165,000**

A well presented and refurbished 2 double bedroom traditional terrace house offering spacious accommodation that includes a stylish fitted kitchen and large 1st floor bathroom together with semi rural views to the front. Located on the fringe of the village of Tanyfron with a range of amenities within walking distance and excellent link roads to Wrexham, Chester and Ruthin. The accommodation briefly comprises a composite entrance door opening to the enclosed porch with coat hanging space, sociable entertaining space with dining room that is open to the living room and a wall mounted wide electric fire with timber mantle above, good sized kitchen with grey shaker style base and wall cupboards with plenty of work surface areas and access to the rear garden. The 1st floor landing has access to the roof space with pull down ladder, partial boarded flooring and Worcester gas combination boiler. Bedroom 1 benefits from fitted floor to ceiling wardrobes and pleasant views through 2 Upvc double glazed windows. Bedroom 2 can accommodate a double bed, and a large bathroom with shower over the bath and double door store cupboard. Externally, a paved garden to the front and an enclosed garden to rear which features a patio area, lawn, flower beds and access gates. Energy Rating - D (63)



## LOCATION

Situated within easy reach of the A483 trunk road which provides good road links to the major commercial and industrial centres throughout the Area. The Village offers a variety of local amenities including a primary school, village shop and social amenities whilst Wrexham City Centre with all its High Street retailers is just 3 miles distant. There are picturesque countryside walks within the vicinity and this particular property enjoys pleasant tree lined views.

## DIRECTIONS

From the A483 bypass take the exit signposted Ruthin and Coedpoeth. Continue along the A525 then turn right into Heritage Way. Proceed up the hill for approx.  $\frac{3}{4}$  of a mile then turn left signposted Tanyfron, bear right onto College Hill, left into St Albans Road and the property will be observed on the right.

## ON THE GROUND FLOOR

Part glazed composite entrance door opens to:

### ENCLOSED PORCH

With upvc double glazed window, coat hanging space, tiled flooring and six panel door opening to:

### DINING ROOM 13'1" x 10'9" (4m x 3.3m)

Upvc double glazed window to front, radiator, stairs to first floor landing, wood effect flooring and an open aspect to:

### LIVING ROOM 12'9" x 12'5" (3.9m x 3.8m)

Upvc double glazed window to rear, radiator, modern electric wall mounted fire with timber mantel above and six panel internal door opening to:

### KITCHEN 18'4" x 8'6" (5.6m x 2.6m)

A good sized kitchen fitted with a range of shaker style base and wall cupboards complimented by wood effect work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, plumbing for washing machine, space for dryer, four ring electric hob with stainless steel extractor hood above and oven/grill below, cutlery and pan drawers, space for fridge freezer, upstands, upvc double glazed window overlooking the rear garden, inset ceiling spotlights, tiled flooring, radiator and composite part glazed external door.

## ON THE FIRST FLOOR

Approached via the staircase from the dining room to:

## LANDING

With ceiling hatch to loft space with loft ladder, partially boarded flooring and Worcester gas combination boiler.

### BEDROOM ONE 13'1" x 12'5" (4.m x 3.8m)

A good sized bedroom with two upvc double glazed windows to front enjoying a pleasant aspect, floor to ceiling modern four door fitted wardrobes, deep built-in storage cupboard, radiator and pelmet lighting above bed area.

### BEDROOM TWO 12'5" max x 9'6" max (3.8m max x 2.9m max)

An L shaped bedroom which can accommodate a double bed or two singles having upvc double glazed window to rear and radiator.

### BATHROOM 18'0" x 8'2" (5.5m x 2.5m)

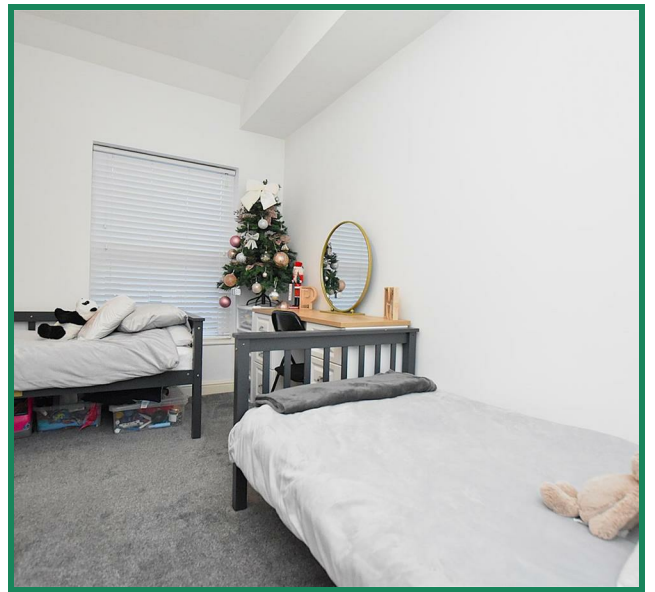
A very spacious bathroom appointed with a white suite of pedestal wash basin with tiled splashback, low flush w.c, bath with electric shower over and splash screen, part tiled walls, two upvc double glazed windows, radiator, inset ceiling spotlights and generous two door storage cupboard with hanging rail and shelving.

## OUTSIDE

The property is approached via a gated path which leads to the entrance door alongside a paved front garden with low level front boundary wall. The rear garden enjoys a good degree of privacy and includes a concrete patterned path which leads to a patio area for outdoor entertaining, lawned garden beyond, flowerbeds and side and rear access gate.

## PLEASE NOTE

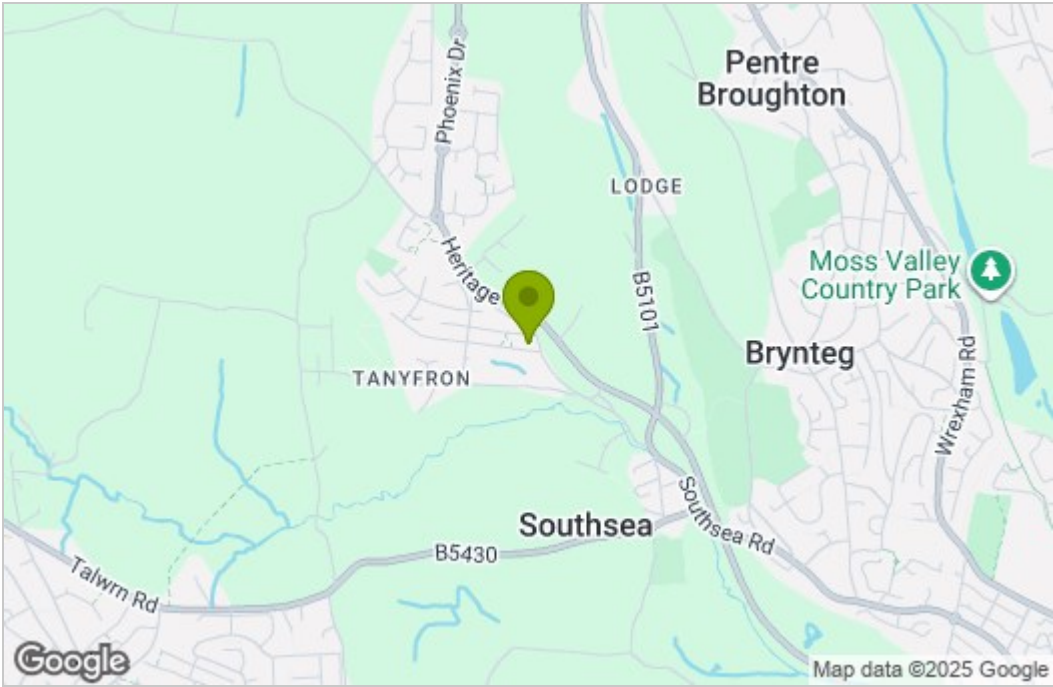
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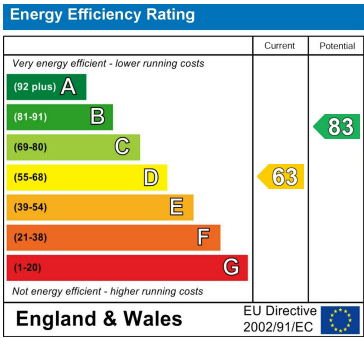




Area Map



Energy Efficiency Graph



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