

# Town & Country

Estate & Letting Agents



11 Park Road, Wrexham, LL11 5SG

**£895**



Located in the village of Tanyfron, this well-presented terraced home offers convenient access to Wrexham City Centre and major road links. The accommodation includes a living room, dining room, and kitchen, with the first floor providing two bedrooms and a modern bathroom. Stairs lead to a loft conversion that offers flexible use as a third bedroom, office or additional living space.

The property benefits from UPVC double glazing and gas central heating. Externally, there is a forecourt garden to the front, while the rear garden features a lawn, gravel and patio areas, along with a useful outbuilding.

- THREE BEDROOM MID - TERRACED PROPERTY
- REAR GARDEN
- COUNCIL TAX BAND - B
- VILLAGE LOCATION WITH EASY ACCESS TO WREXHAM CITY CENTRE
- EPC - D

