



St. Albans Road | Tanyfron | Wrexham | LL11 5TB

Offers in excess of £115,000



ROSE RESIDENTIAL

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This two bedroom semi-detached property offers purchasers an excellent opportunity to put their own stamp on a home. The ground floor comprises an entrance hall, a comfortable lounge featuring a cast iron fireplace, a spacious kitchen fitted with a range of contemporary units, and a stylish ground floor bathroom. To the first floor are two well-proportioned bedrooms. Externally, the property benefits from a surprisingly generous rear garden, offering excellent potential for landscaping and creating an attractive outdoor space.

Entrance & Hallway

The property is entered via a front facing UPVC door which opens into the entrance hallway. From here, a staircase rises to the first floor, while a door to the right provides access to the lounge.

Lounge

11'10" x 12'10" (3.62m x 3.93m)

A well proportioned reception room featuring a front facing UPVC double glazed window, laminate flooring, radiator, and an attractive cast iron fireplace, creating a cosy focal point to the room.

Kitchen

7'4" x 9'10" (2.26m x 3.01m)

Fitted with a range of base and drawer units complemented by work surfaces incorporating a stainless steel sink unit with mixer tap and separate drainer. Integrated appliances include an electric oven and gas hob, while there is also space for a fridge/freezer and washing machine. The room benefits from part-tiled walls, a side facing UPVC double glazed window, and a side facing UPVC part-glazed door providing access to the rear garden. An exceptionally spacious understairs cupboard offers excellent storage potential and could easily be utilised as a pantry.





Downstairs Bathroom

Fitted with a modern white suite comprising a low-level WC, pedestal wash hand basin, and a panelled bath with shower attachment over. The room further benefits from fully tiled walls, tiled flooring, a chrome heated towel rail, and a rear facing UPVC double glazed window providing natural light.

Stairs & Landing

A staircase rises from the hallway to the first floor landing, which provides access to both bedrooms.

Bedroom One

11'10" x 12'11" (3.62m x 3.96m)

A spacious double bedroom featuring a front facing UPVC double glazed window, radiator, exposed wooden flooring and an attractive cast iron fire surround. The room also benefits from a storage cupboard over the stairs with an additional front facing UPVC double glazed window, together with a further storage cupboard housing the Glow-worm boiler.

Bedroom Two

7'3" x 9'9" (2.22m x 2.99m)

A spacious single bedroom featuring a side facing UPVC double glazed window, fitted carpet, and a radiator.

External

Externally, this property really comes into its own with its generous rear garden. Immediately to the rear of the house is a paved patio area, over which the neighbouring property has a right of access for bins and similar purposes. Beyond this, the garden falls over tiers, offering a fantastic amount of outdoor space. While the garden would benefit from landscaping, it presents an excellent opportunity for a purchaser to create an attractive garden for relaxing.

Disclaimer

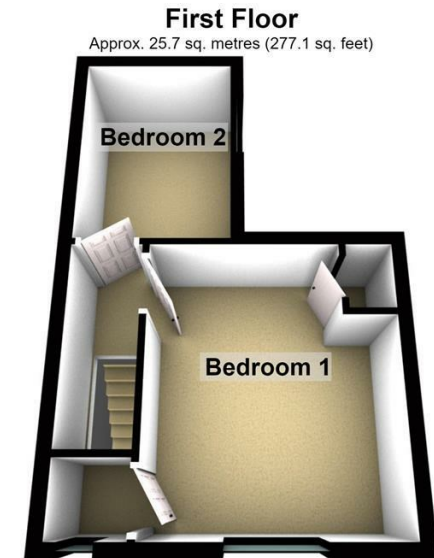
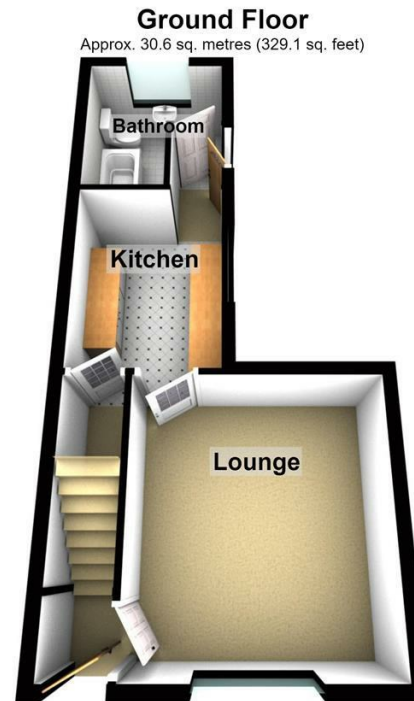
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Total area: approx. 56.3 sq. metres (606.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(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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