



Tanyfron Road, Wrexham, LL11 5SE

£1,250

Excellent presented 4 bedroom property. The property is located in a semi rural location within the quiet village of Tan Y Fron. The village has the benefit of a local primary school and village shop. The property briefly comprises of a living room, kitchen/diner, sitting room, utility and cloakroom to the ground floor. To the first floor there is a principle suite with a good sized bedroom and en-suite shower room, 3 further bedrooms and a family bathroom. Externally there is ample off road parking for several cars and an enclosed rear garden. ***AVAILABLE FROM 27TH JULY 2026 - Part furnished - to be discussed on viewing- PLEASE USE CONTACT AGENT BUTTON TO REGISTER YOUR INTEREST***

Entrance Hallway

UPVC double glazed window to the side. Smoke alarm, solid wood floor, radiator, coving and inset spot lights. Under stairs cupboard. Doors off. Stairs rising. P

Living Room 13'7" x 12'5" (4.16 x 3.80m)



Solid wood floor, coving, telephone and TV point. UPVC double glazed window to the front elevation. Radiator, switches, sockets and light fitting

Kitchen / Diner 20'10" x 9'10" (6.36 x 3.00m)



UPVC double glazed window & French doors to the rear elevation. A range of base, wall and drawer units with complimentary worktops over. Integrated fridge freezer, integrated dishwasher, double oven and 5 burner gas hob with extractor fan over and a central breakfast bar. Wall mounted combi boiler housed in a wall unit. Part tiled walls and tiled floor. Circular sink and drainer with a chrome mixer tap over. Double radiator, inset spot lights and coving. Switches and sockets. Door to Utility Room.

Utility Room 12'7" x 7'4" (3.86 x 2.25m)



UPVC double glazed window and part glazed UPVC door to the front elevation. A base and wall units with complimentary worktop over. washing machine and freezer. Stainless steel sink and drainer with a mixer tap over and splash back. Coving, inset spot lights, wood effect tiled floor and double radiator. Extractor fan. Door to Cloakroom and Sitting Room.

Cloakroom



Close coupled WC, wall mounted wash hand basin. Coving, inset spot lights and wood effect tiled flooring.

Sitting Room 9'10" x 12'9" (3.02 x 3.90m)



UPVC double glazed French doors to the rear elevation, wood effect flooring, coving, double radiator, light fitting, switches and sockets.

Stairs / Landing

Access to attic which is not available. Coving, inset spot lights, airing cupboard with radiator and shelving.

Bedroom 1 12'7" x 11'3" (3.85 x 3.45m)



Spacious bedroom with 2 UPVC double glazed windows to the front elevation. TV point, radiator, coving and doors off to walk in wardrobe (not available) and en-suite.

Ensuite 6'0" x 6'2" (1.85 x 1.90m)



UPVC double glazed window to the rear elevation. Close coupled W.C. Vanity unit with ceramic basin and cupboards and drawers under. Glazed shower cubicle with mains shower. Coving, wall mounted heated radiator. Extractor fan. Part tiled walls. Tiled floor and skirting.

Bedroom 2 11'0" x 11'5" (3.36 x 3.48m)



UPVC double glazed window to the front elevation. Wood flooring. Radiator, coving, inset spots and TV point.

Bedroom 3 11'0" x 11'0" (3.36 x 3.36)



Double glazed window to the rear elevation. Wood effect flooring, radiator, coving and TV point.

Bedroom 4 8'10" x 8'0" max (2.70 x 2.44m max)



UPVC double glazed window to the front elevation. Wood effect flooring, radiator, coving, TV and phone point. Open shelving with spot lighting over the stair bulk head would make ideal dressing table or baby changing area.

Family Bathroom



UPVC double glazed window to the rear elevation. Beautifully finished bathroom with a double ended bath and central wall mounted mixer taps and central waste. Pedestal wash hand basin with chrome mixer tap over and close coupled WC with

dual flush. Glazed shower cubicle with mains rain shower and shower attachment. coving, inset spot lights, extractor fan, tiled floor and walls. Wall mounted chrome heated towel radiator.

Externally

Front

Tarmac drive providing ample off road parking for several cars. Lawn area and block paved paths leading to entrance doors. Wooden gate to side giving access to the rear garden. Outside lights and tap.

Rear



Private enclosed rear garden with a Pergola. Lawn and paved patio. Outside lights and tap.

TENANT FEE GUIDE

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For tenancies entered into before 1st September 2019, the tenant fees applicable are detailed within your tenancy agreement.

As from 1st September 2019, for tenancies beginning on or after this date, fees payable to letting agents to rent a property are no longer applicable. However, from time to time tenants may have to pay charges in certain circumstances. For a full list of these, please see our Tenants Fee Guide below:

Holding Deposit The equivalent to 1 weeks rent (per tenancy)

(this maybe non-refundable)

This fee is non-refundable should you decide not to progress your application / sign your tenancy agreement within 15 Calendar days (unless otherwise mutually agreed) or if you have given false/misleading information on the application form or any applicant fails a Right to Rent check. It will be returned to you in the event the landlord is unable to proceed.

Deposit The equivalent of 4/5 weeks rent (per

tenancy)

This is to cover any damages, dilapidations and defaults on the part of the tenant during the tenancy.

Unpaid Rent Interest at 3% above the Bank of England Base Rate

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Keys / Security Devices

Tenants are liable to the actual cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost keys or other security devices.

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Ending a Tenancy Agreement Early / Early Termination (Tenants request)

In situations where a tenant wants to leave a fixed-term tenancy early, if authorisation is given allowing the tenant to vacate the premises before the expiration of any tenancy agreement, you may

be liable for the following:

- Rent - liable to pay for the entirety of the tenancy or up to the date the premises are re-let, whichever is sooner.
- Any costs that the landlord encompasses in re-letting the property until the start date of the replacement tenancy.
- Council tax, water rates, gas and electricity charges along with any other bills which are the tenants responsibility under the tenancy agreement up to the date the premises are re-let, or the expiration of the tenancy agreement, whichever is sooner.
- These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Payments in Default

A payment in default is a payment required by the landlord or agent arising from a breach of the tenancy agreement by the tenant, whether late payment of rent by its due date or some other breach.

These are occasions where it would be unfair for the landlord to be responsible for meeting the cost to them as a result of the actions of the tenant.

Such as:

- Missed Appointments – a landlord/agent arranges with a tenant for a contractor to carry out remedial work at a property, and a tenant

subsequently refuses entry, or not being home to allow entry, resulting in charges to the landlord.

- Avoidable or purposeful damage to property – damage to a property caused by neglect or careless or wilful behaviour by the tenant.

- Replacement keys – loss of keys by the tenant requiring a landlord/agent to arrange for the cutting of new keys and delivery of those keys to the tenant.

- Emergency / out of hours call-out fees – fees incurred as a result of a landlord/agent arranging for someone to attend the tenants property at the request of a tenant, such as a locksmith or an emergency glazier at the early hours of the morning, when the problem has been caused by the tenant in the first place, such as a window broken on purpose, or keys locked inside a house.

Other Permitted Payments

Any other permitted payments not included above, for breaches of contract or under the relevant legislation including contractual damages.

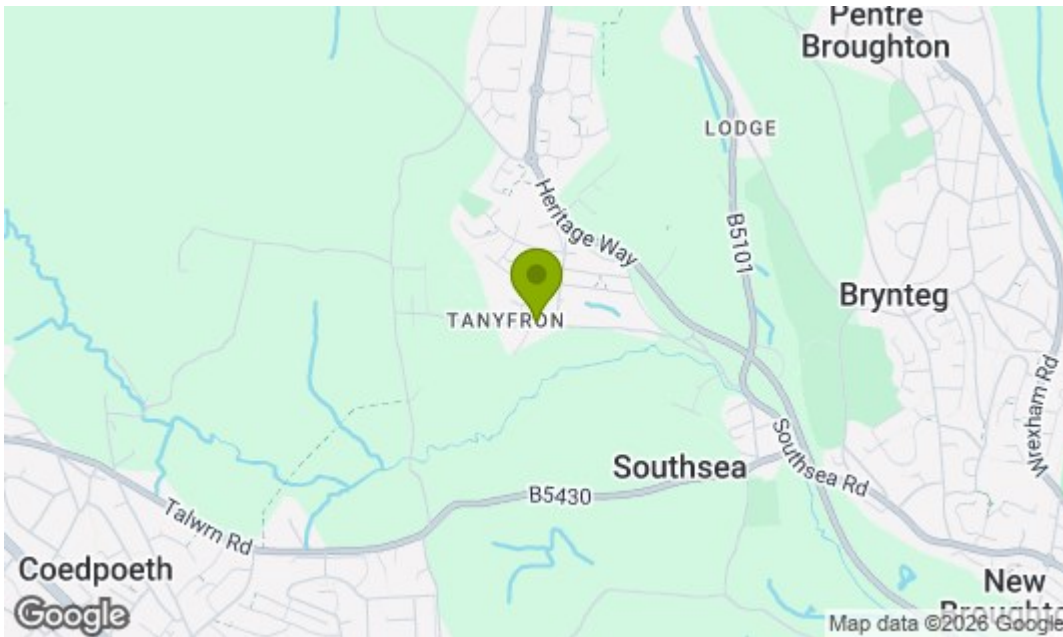
Tenant Protection

Olivegrove Residential Sales and Lettings Limited is a member of UKALA Total Loss CMP which is a client money protection scheme, and also a member of The Property Ombudsman (TPO) and Property Redress Scheme (PRS) which are redress schemes. You can find out more details by contacting us directly.

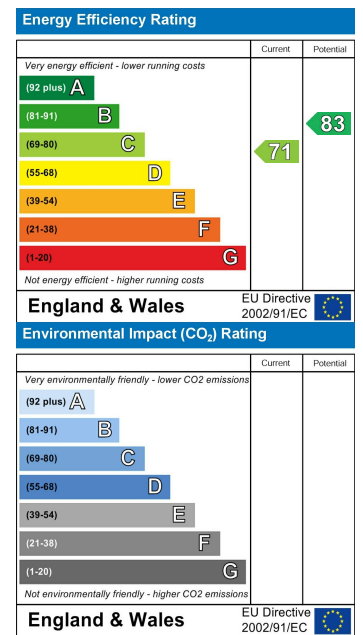


Floor Plan

Area Map



Energy Efficiency Graph



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.