



## College Fields, Tanyfron LL11 5UQ Offers In Excess Of £195,000

Located on College Fields in Tanyfron, Wrexham, this delightful three storey, semi-detached house offers a perfect blend of comfort and convenience. Spanning an inviting 761 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. Beyond is kitchen/diner with French doors opening onto the rear garden. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout. The property boasts a well-appointed bathroom, ensuring that all your daily needs are met with ease. One of the standout features of this residence is the parking provision for two vehicles, a valuable asset in today's busy world. This convenience allows for easy access and peace of mind, particularly in a family setting. The location in Tanyfron is particularly appealing, offering a blend of tranquillity and accessibility. Residents can enjoy the benefits of a friendly community while being just a short distance from the amenities and attractions of Wrexham.

- THREE BEDROOM SEMI DETACHED HOUSE
- WELL PRESENTED LOUNGE
- FAMILY BATHROOM
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- POPULAR LOCATION
- THREE STOREY PROPERTY
- KITCHEN/DINER
- MAIN BEDROOM TO SECOND FLOOR
- TWO ALLOCATED PARKING SPACES
- VIEWING ADVISED!



## Entrance Hall

Upvc entrance door, doors to wc and lounge.

## WC

With toilet, hand wash basin, window to front.

## Lounge

Wood effect flooring, window to front, electric fire, stairs to first floor, understairs cupboard, door to kitchen.

## Kitchen/Diner

Fitted range of wall and base units, complementary timber worktops, stainless sink drainer, mixer tap, single oven, gas hob, extractor, space for washing machine and fridge freezer, wall mounted gas boiler, tiled floor and tiled splash back, window and French style doors to rear.

## First Floor Landing

Doors to two bedrooms and bathroom, window to front, stairs to second floor.

## Bedroom Two

Laminate flooring, window to front.

## Bedroom Three

Carpet, window to rear.

## Bathroom

Panel bath with electric shower over, wc, hand wash basin, tiled floor, window to rear, extractor.

## Second Floor Landing

Carpet, door to main bedroom, loft access, storage cupboard.

## Bedroom One

Located on the second floor is a principal double bedroom with carpet and window to front.

## Outside

Rear garden, patio adjacent house, artificial grass, timber deck to rear, enclosed with fencing.

Parking - two allocated spaces in car park.

## IMPORTANT INFORMATION

\*Material Information interactive report available in video tour and brochure sections. \*

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

### MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

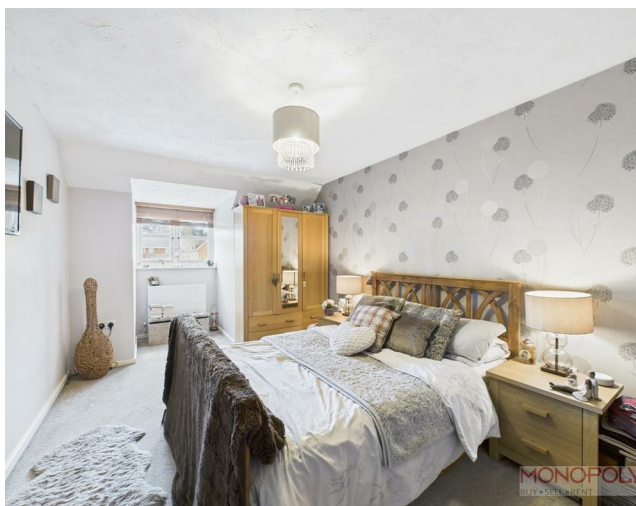
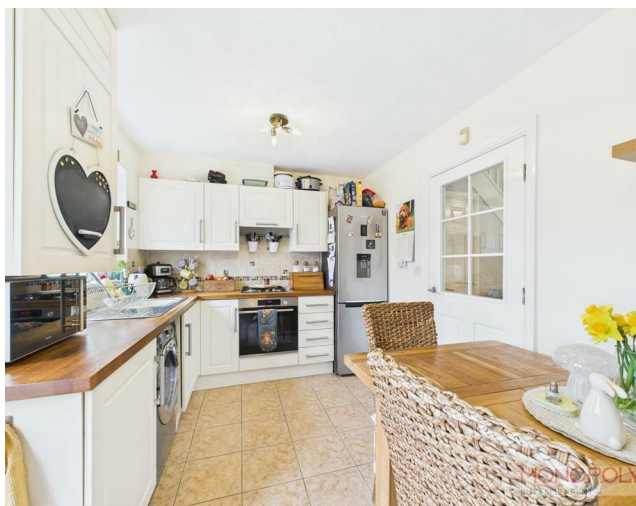
Please remember that you should not borrow



more than you can safely afford.  
Your home maybe repossessed if you do not keep  
up repayments on your mortgage

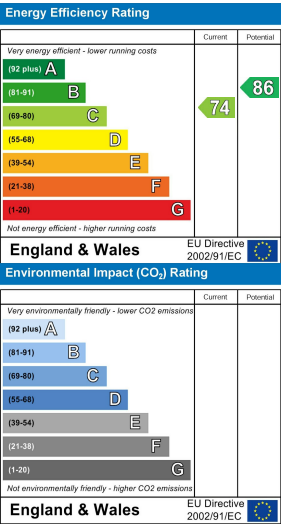
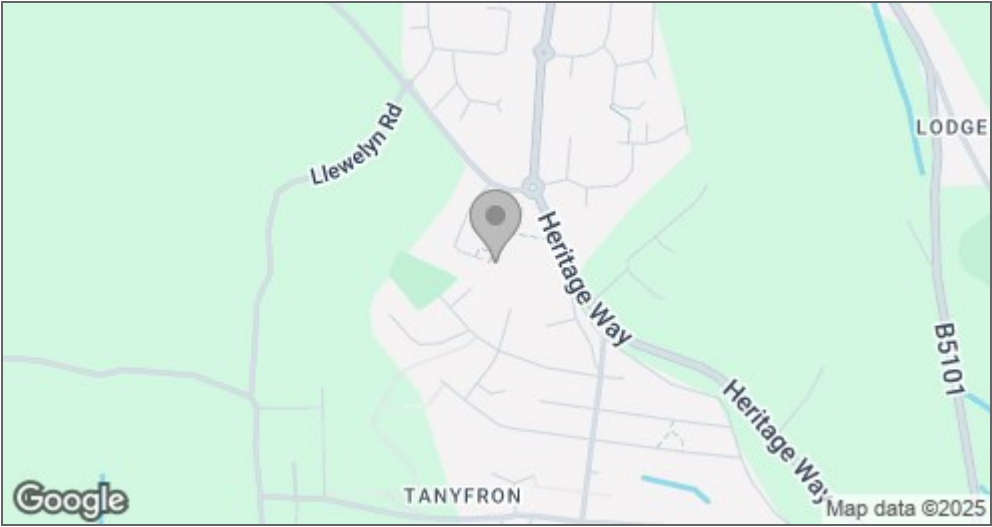












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