



8

Wrexham | LL11 5TH

Offers In Excess Of £200,000

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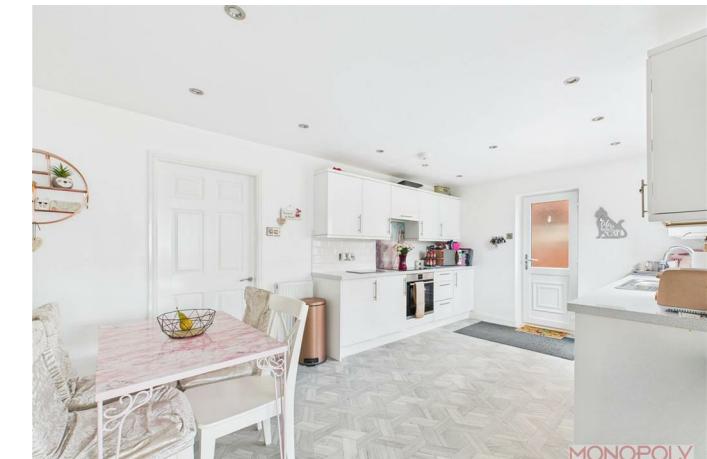
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Situated in a quiet cul-de-sac in the popular village of Tanyfron is this well-presented three bedroom semi-detached family home, offered for sale in good condition throughout. In brief, the accommodation comprises an entrance porch, downstairs WC, spacious living room with media wall, kitchen/dining area and conservatory, providing ample ground floor living space. To the first floor, the landing leads to three bedrooms and a modern four-piece family bathroom featuring underfloor heating, a double shower and spa bath. Externally, there is a generous driveway running alongside the property leading to a detached garage with electric door. The rear garden has been designed for low maintenance and includes a patio area, artificial lawn and newly fitted composite decking with LED lighting. A rear gate provides direct access to a public field and playground. Oak Meadows Court is a quiet residential cul-de-sac within walking distance of local amenities including shops and schools, with countryside walks close by. The A483 offers excellent road links to Wrexham, Chester and Oswestry, while regular bus services and nearby rail links from Wrexham General provide further connectivity.

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- CUL-DE-SAC LOCATION
- ENTRANCE PORCH AND DOWNSTAIRS WC
- SPACIOUS LIVING ROOM
- MODERN KITCHEN/DINING AREA
- CONSERVATORY
- MODERN FOUR-PIECE BATHROOM
- DETACHED GARAGE AND DRIVEWAY
- LANDSCAPED GARDEN TO REAR WITH GATE TO A FIELD AND PLAY AREA
- CLOSE TO TRANSPORT LINKS



Entrance Porch

Composite door leads into entrance porch with ceiling light point, panelled radiator and wooden laminate flooring. Doors into downstairs WC and living room.

Downstairs WC

Two piece suite comprising low-level WC and wash hand basin set on a vanity unit. Heated towel rail, part tiled walls, tiled floor, ceiling light point and uPVC double glazed frosted window to the front.

Living Room

UPVC double glazed window to the front elevation. Media wall with recessed LED lighting, shelving and cupboard. Wooden laminate flooring, ceiling light point, panelled radiator, stairs to first floor and door into kitchen/dining area.

Kitchen/Dining Room

Modern kitchen/dining room with the kitchen housing a range of wall, drawer and base units with quartz work surface over. Integrated appliances to include electric oven, hob and extractor. Space and plumbing for washing machine and space for fridge freezer. Stainless steel sink unit with mixer tap over. Vinyl flooring throughout, recessed LED lighting, panelled radiator, wall mounted combination boiler, uPVC double glazed window to rear, uPVC double glazed door to the side, space for dining table and wooden glazed French doors into conservatory.

Conservatory

Dual aspect uPVC double glazed windows and French doors to garden, vinyl flooring, recessed LED lighting and power sockets.

Landing Area

UPVC double glazed window to the side elevation. Carpet flooring, ceiling light point, access to loft, doors to bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the rear elevation. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed window to the rear elevation. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the front elevation. Built in shelf, carpet flooring, ceiling light point and panelled radiator.

Bathroom

Modern four-piece bathroom suite comprising low-level WC, wash hand basin with vanity storage, spa bath and double walk in mains shower cubical. Under-floor heating, heated towel rail, tiled flooring, tiled walls, extractor, recessed LED lighting and uPVC double glazed window to the rear elevation.

Detached Garage

Electric up and over door, power and lighting.

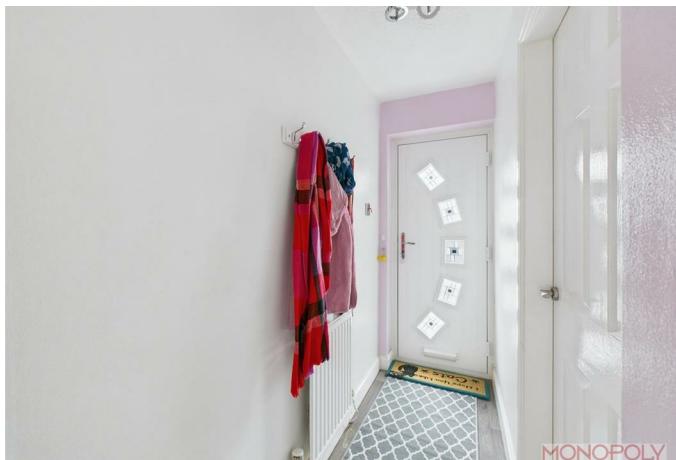
Outside

To the front is a driveway with space for multiple vehicles which extends alongside the property leading to the detached garage. A timber gate provides access to the rear garden area comprising a paved patio area, steps leading to an artificial lawn area and newly installed composite decking which is fitted with LED lights. There is an outside tap, power sockets and fencing to the boundary. A gate leads to a public field and park to the rear.

Additional Information

New windows and doors were installed one year ago along with new composite decking with LED





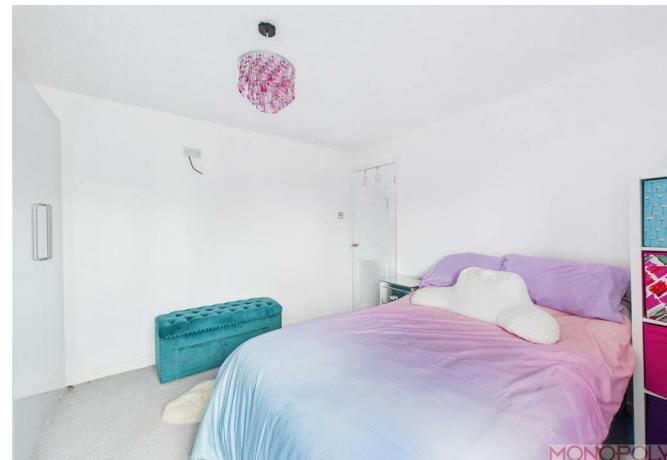
lights in the garden. An electric garage door was installed 6 months ago. The conservatory has had a new roof.

Important Information

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.









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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	75	87
(81-91) B	78	84
(70-80) C	80	82
(55-69) D	79	78
(35-54) E	78	75
(21-34) F	79	72
(1-20) G	82	61
Not energy efficient - higher running costs		

Environmental Impact (CO2) Rating

Rating	Score Range	Color	Rating Description
Very environmentally friendly - lower CO2 emissions			
(92 plus)	92-100	A	
(81-91)	81-90	B	
(69-80)	69-78	C	
(55-68)	55-64	D	
(39-54)	39-38	E	
(21-38)	21-20	F	
(1-20)	1-19	G	
Not environmentally friendly - higher CO2 emissions			



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