



31

Wrexham | LL12 9SP

Offers In Excess Of £165,000

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Situated in the popular location of Cefn-Y-Bedd is this three bedroom semi-detached home, offering a great opportunity for families wanting space and convenience.

The property provides versatile living accommodation, including a lounge with a multi-fuel burner, adding a homely feel to the house, as well as a dining room offering a separate space for entertaining guests or family meals. In addition, there is a kitchen, a W.C and a useful utility room. To the first floor, the spacious landing enables access to the three generous-sized bedrooms, the bathroom and W.C.

Externally, the property benefits from generous gardens to the rear and front, providing a great opportunity for enjoying sunny days with family. Additionally, there are two garden stores. Tan Yr Allt is a cul-de-sac on the fringe of Cefn-Y-Bedd, a residential village with a range of local amenities such as pubs, local shops and takeaways. There are excellent transport links to Wrexham City Centre, Chester, and the A483, making this a convenient place to live.

- THREE BEDROOM SEMI-DETACHED HOUSE
- CUL-DE-SAC LOCATION
- KITCHEN, UTILITY AND DOWNSTAIRS W.C
- LOUNGE WITH MULTI-FUEL BURNER
- THREE GENEROUS SIZED BEDROOMS
- BATHROOM AND W.C
- GENEROUS FRONT AND REAR GARDEN
- CONVENIENT LOCATION



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Entrance Hallway

Entrance via a uPVC Double glazed door into a spacious hallway with under the stairs storage, tiled flooring, window to the front, doors off to dining room and lounge and stairs rising to the first floor.

Lounge

An inviting lounge featuring a fireplace with multi-fuel burner with exposed brick chimney breast and tiled hearth, wall-mounted electric heater, laminate flooring, uPVC Double glazed window to the rear and door off to kitchen.

Dining Room

With uPVC Double glazed window to the rear, feature fire surround and wall-mounted electric heater.

Kitchen

Featuring a range of wall, drawer and base units with work surface over, stainless steel sink and drainer unit with mixer tap over, space for cooker and fridge-freezer, part-tiled walls and plumbing for a dishwasher.

Side Porch

With uPVC Double glazed door to the front, tiled flooring, doors to kitchen and W.C and access to utility room.

Downstairs W.C

With low-level W.C, tiled flooring and uPVC Double glazed window to the side.

Utility

A useful utility room with uPVC Double glazed window to the side, featuring units with work surface over incorporating 1.5 stainless steel sink unit and drainer with mixer tap over, tiled flooring, and plumbing for a washing machine.

First Floor Landing

Access to the loft, carpet flooring, doors off to bedrooms, bathroom and w.c.

Bedroom One

UPVC Double glazed window to the rear elevation, storage cupboard housing water tank, wall-mounted electric heater and carpet flooring.

Bedroom Two

UPVC Double glazed window to the rear elevation, wall-mounted electric heater and carpet flooring.

Bedroom Three

UPVC Double glazed window to the front elevation and laminate flooring.

Shower Room

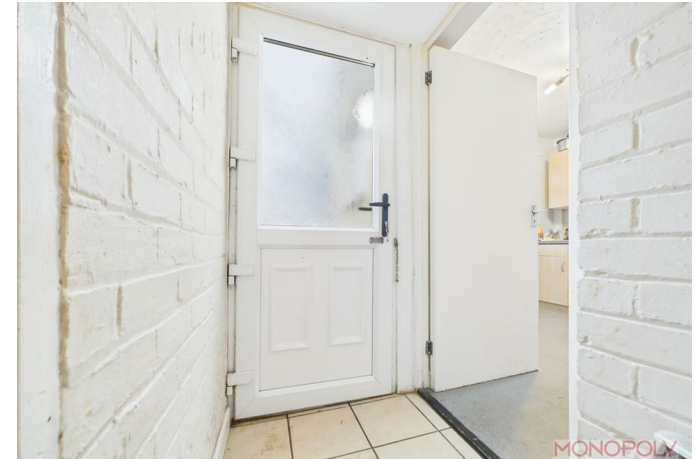
A two-piece suite comprising a panelled bath with shower over and pedestal hand-wash basin, tiled walls and two uPVC Double glazed windows to the front elevation, wall mounted electric heater.

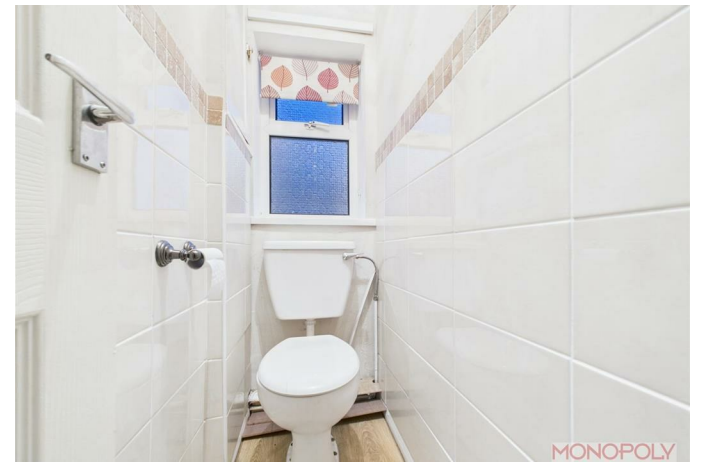
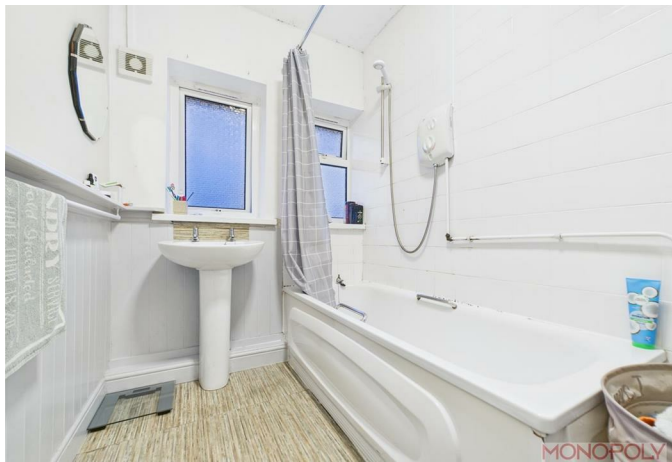
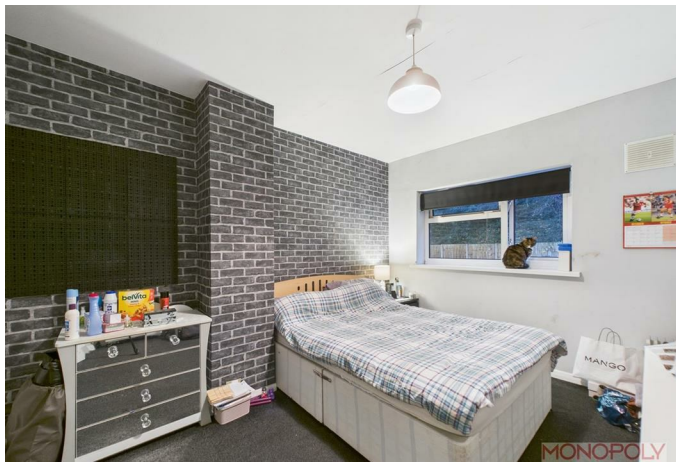
W.C

Separate W.C with UPVC Double glazed window to the side elevation, tiled walls and laminate flooring.

Outside

To the front, the property features a predominantly lawned garden featuring established shrubberies, with a path arising to both the front door and the side porch. There is a paved area to the front of the side porch. To the side, there is a path which leads to the rear garden. The rear garden features a stoned section with a polycarbonate roof over. Steps lead up to the lawn which features an apple tree and a range of established shrubberies, as well as two timber sheds. Additionally, there are two garden stores, one of which has a window and lighting. The garden is backed by farmland.





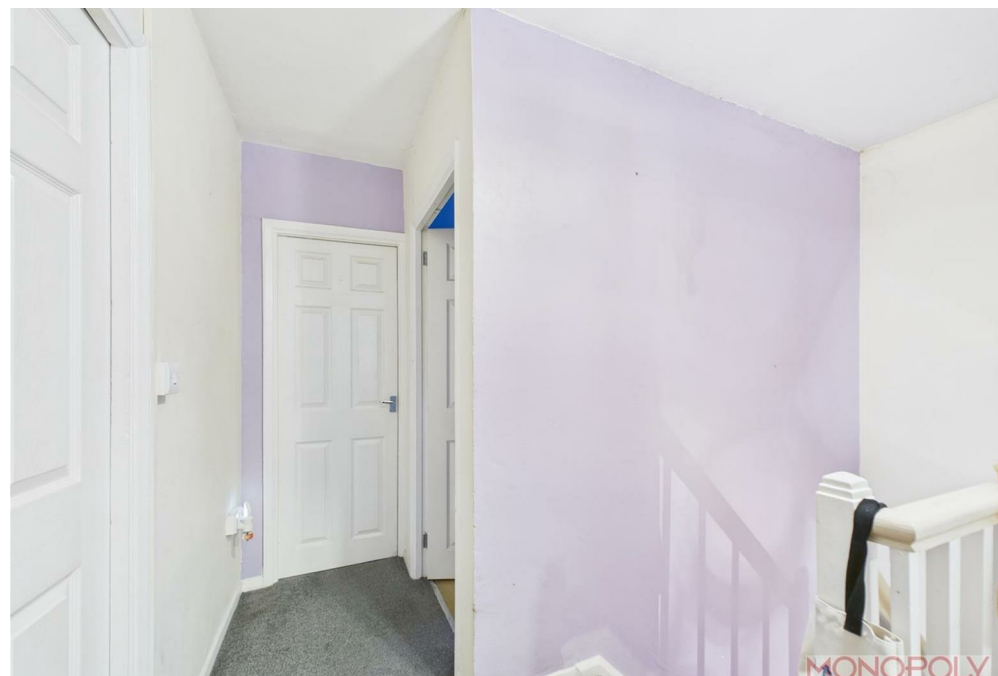
Additional Information

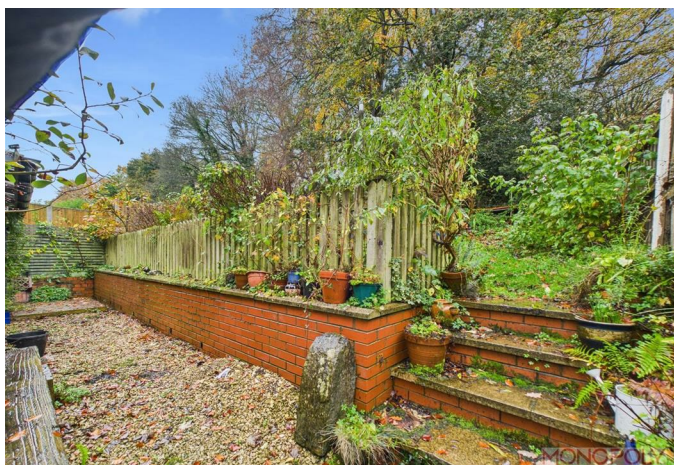
The Multi-Fuel burner has HETAS certificates... Heating is by wall-mounted electric heaters.

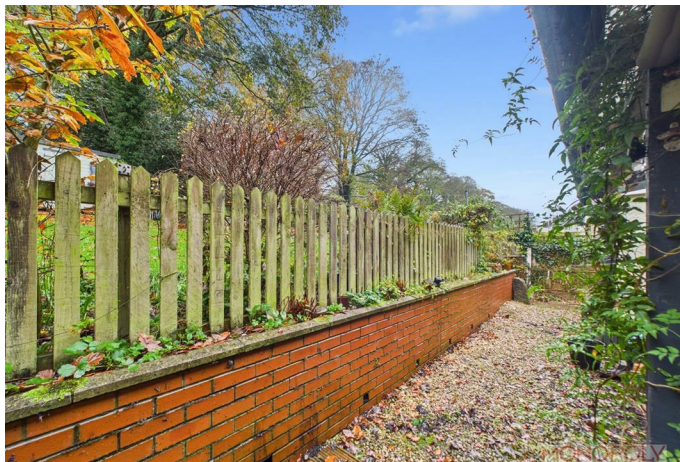
IMPORTANT INFORMATION

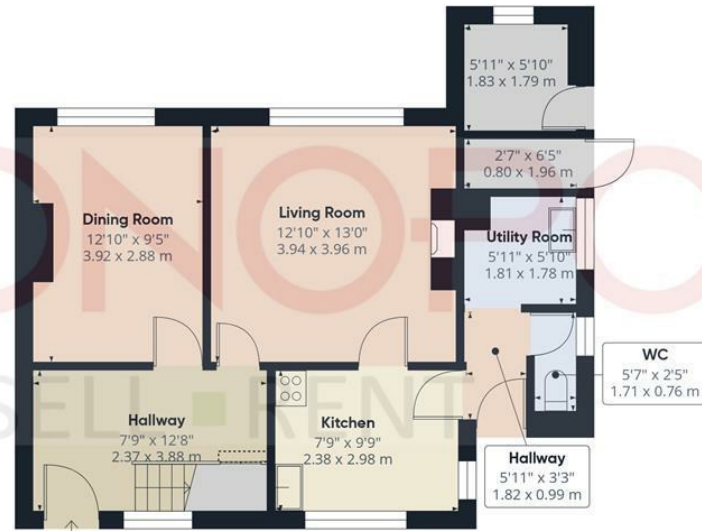
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.









Ground Floor



Floor 1

Approximate total area⁽¹⁾

1009 ft²
93.8 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

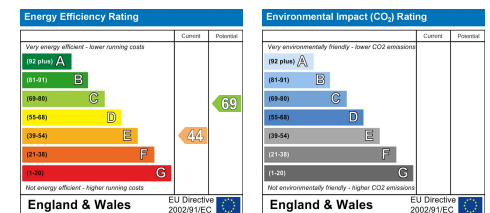
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