

# Town & Country

Estate & Letting Agents

Oak Meadows, Tanyfron, Wrexham

£180,000



Set in a quiet cul-de-sac near Wrexham city centre and motorway links, this three-bedroom semi-detached home offers spacious living with potential for modernisation. It features gas central heating, UPVC double glazing, and is available with no onward chain.

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## DESCRIPTION

Located in a quiet cul-de-sac just a short drive from Wrexham city centre, motorway links, and local amenities, this three-bedroom semi-detached home offers generous living space and scope for modernisation. The property benefits from gas central heating, UPVC double glazing, and is offered with no onward chain.

## LOCATION

Located in the popular village of Tanyfron, Oak Meadows enjoys a quiet cul-de-sac setting within easy reach of Wrexham city centre. The area offers a range of local amenities including shops, schools, and transport links, as well as convenient access to the A483 and surrounding motorway network—making it ideal for families, professionals, and commuters alike.

## ENTRANCE HALL

Accessed via a UPVC double-glazed front door, with a radiator and doors leading to the cloakroom and living room.



## CLOAKROOM WC

6'2 x 2'4

Fitted with a two-piece coloured suite comprising a low-level WC and wash basin, with an opaque front window and radiator.



## LIVING ROOM

17'6 x 11'7

Features two radiators, a front-facing window, a coal-effect gas fire with marble hearth and wooden surround, and double doors opening into the dining room.



## DINING ROOM

10'8 x 8'4

With radiator and sliding patio doors leading to the rear garden patio.



## KITCHEN

10'8 x 8'6

Fitted with wall, base, and drawer units with wood grain-effect work surfaces, stainless steel sink with tile splashback, ceramic tiled floor, radiator, rear-facing window, and a UPVC door to the side. Appliance spaces include provisions for a cooker, washing machine, and slimline dishwasher.

## FIRST FLOOR LANDING

Side window, loft access, built-in cupboard housing the gas combi boiler, and doors to all rooms.



## BATHROOM

7'8 x 5'8

Fitted with a three-piece coloured suite: panelled bath with mixer tap and handheld shower, low-level WC, pedestal basin, partially tiled walls, radiator, and rear opaque window.



## BEDROOM ONE

11 x 10'6

Rear-facing window with radiator beneath.



## BEDROOM TWO

Front-facing window and radiator.



## BEDROOM THREE

An L-shaped room with front-facing window and radiator.



## EXTERNAL

A lawn and shrub front garden with an external light sits beside a brick block driveway, providing access to the garage and timber-gated side entry to the rear garden. An additional light is positioned along the side path to a Low-maintenance paved patio with outside light and water tap, steps rising to a lawn with shrub borders, gravel area behind the garage, and enclosed by timber fencing with concrete posts.



## GARAGE

16'2 x 9'2

Single garage with up-and-over door, power, lighting, side timber access, and sliding door to workshop.

## WORKSHOP

8'8 x 5'2

With timber-framed single-glazed side window, power, lighting, shelving, and base units.

## Services

The agents have not tested any of the appliances listed in the particulars.

Freehold Property

Council Tax Band - D

## Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

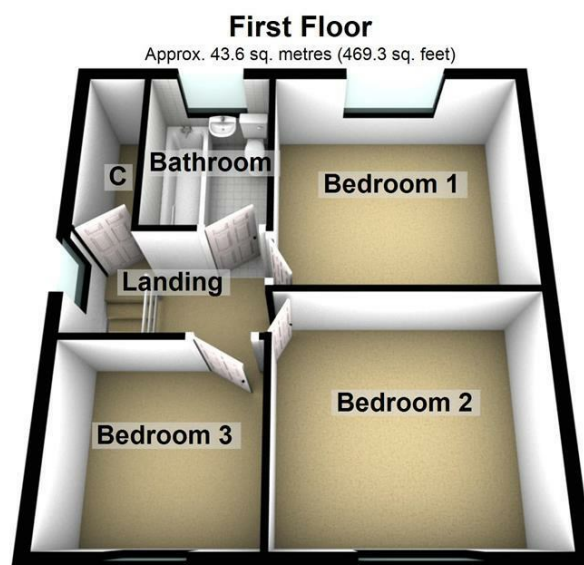
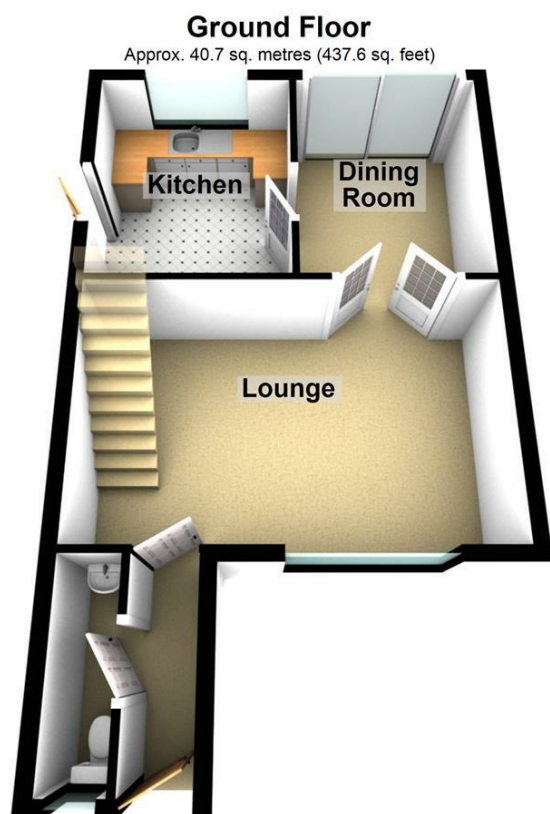
## To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

## Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



Total area: approx. 84.3 sq. metres (906.9 sq. feet)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 67      | 74                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

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.