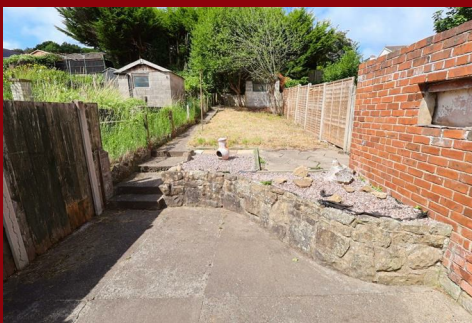


Town & Country

Estate & Letting Agents

Park Road, Tanyfron, Wrexham

£109,950



With easy access to Wrexham City Centre and major road links, this terraced home situated in the village of Tanyfron offers great potential and is available with no onward chain. The property includes a living room, dining room, kitchen, two bedrooms, a bathroom, and a loft conversion suitable as a third bedroom. Benefits include UPVC double glazing and gas central heating. Outside, there's a forecourt garden to the front and a generous rear garden with patio, lawn, and an outbuilding. The gas and electrics have all been recently inspected and approved in June 2025.

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DESCRIPTION

Situated within a small village offering easy access to Wrexham City Centre, local amenities, and motorway networks, this terraced property is in need of some modernisation. It benefits from UPVC double glazing and gas central heating and comprises a living room, dining room, kitchen, and a first-floor landing giving access to a bathroom and two bedrooms. Stairs rise to a loft conversion, which could be used as a third bedroom. Externally, the front offers a paved and shrub forecourt garden, while the rear features a generous lawn and gravel garden with a concrete patio and an outbuilding. This property is available with no onward chain.

LOCATION

Tanyfron is a semi-rural village situated just a short drive from Wrexham City Centre, offering a peaceful residential setting with convenient access to local amenities, schools, and public transport links. The village benefits from a strong sense of community and is surrounded by open countryside, ideal for walking and outdoor activities. Excellent road links, including the A483 and A5, make it well-positioned for commuters travelling to Wrexham, Chester, or further afield. Tanyfron combines the charm of village living with the practicality of city access, making it a popular choice for families, first-time buyers, and investors alike.



LIVING ROOM

13'5 x 11'10

The property is entered through a UPVC double-glazed front door, opening into a living room with timber laminate flooring, a UPVC double-glazed window to the front elevation with a radiator beneath, and an Adam-style fireplace.

INNER HALLWAY

With stairs rising to the first-floor accommodation.



DINING ROOM

13'5 x 9'8 (max)

Featuring an under-stairs storage cupboard, a UPVC double-glazed window to the rear elevation, a radiator, timber laminate flooring, and an opening through to the kitchen.



KITCHEN

8'2 x 6'0

Fitted with wall, base, and drawer units with work surface space housing a stainless steel single drainer sink unit with mixer tap, tiled splashbacks, and space/plumbing for a washing machine. A UPVC double-glazed window faces the rear elevation, along with an opaque UPVC double-glazed door providing access to the rear. The kitchen also houses a wall-mounted Ideal Logic gas combination boiler.

FIRST FLOOR LANDING

With doors leading to both bedrooms and the bathroom. A further doorway opens to stairs rising to the loft.



BEDROOM ONE

13'5 x 11'6

With a UPVC double-glazed window facing the front elevation, a radiator beneath, exposed floorboards, and far-reaching views.



BEDROOM TWO

10'0 x 6'0

With exposed floorboards, a radiator, and a UPVC double-glazed window to the rear elevation.



BATHROOM

8'3 x 6'2

Fitted with a panelled bath with thermostatic shower and screen above, low-level WC, vanity unit with wash basin, partially tiled walls, a radiator, and an opaque window to the rear elevation.



LOFT CONVERSION

12'6 x 14'7 (max)

Featuring exposed beams, a radiator, access to eaves storage, three

timber-framed double-glazed skylights set within the ceiling, and recessed downlights.



EXTERNALLY

Located at the front of the property is a paved and shrub forecourt garden. Directly outside the rear door is a small concrete courtyard with an iron gate opening to a right of way leading to the rear garden. The garden features a concrete patio, a raised lawn area, a gravel section, and a pathway leading to an outbuilding at the back. There is also shared side access which leads to the rear of the property.



OUTBUILDING

11'1 x 7'6

With single-glazed windows to the front and side elevations. The structure requires attention.

ADDENDUM

We are informed by the vendors that the loft conversion has building regulations approval.

Services (Wrexham)

The agents have not tested any of the

appliances listed in the particulars.

Tenure: Freehold

Council Tax Band B £1706.00

Viewings (Wrexham)

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

To Make an Offer (Wrexham)

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

Mortgage Advice (Wrexham)

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.

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