

# Town & Country

Estate & Letting Agents

Tan Y Dre, Wrexham

£175,000



Recently fully modernised and refurbished, this beautifully presented three-bedroom home benefits from double glazing and gas central heating. The accommodation includes an entrance hall, double-aspect living room, contemporary fitted kitchen with integrated appliances, three bedrooms, a modern bathroom, and separate WC. Externally, there are lawned gardens to the front, low-maintenance paved and slate-chip gardens to the rear, a brick outbuilding, and off-road parking.

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## DESCRIPTION

Having recently undergone a full programme of modernisation and refurbishment, this beautifully presented three-bedroom home must be viewed to be fully appreciated. The property benefits from double glazing and gas central heating and briefly comprises: an entrance hall, a double-aspect living room, a contemporary fitted kitchen with integrated appliances, and a first-floor landing providing access to three bedrooms, a modern bathroom suite, and a separate WC. Externally, the front offers lawned gardens, while the rear provides low-maintenance paved and slate-chip gardens, a brick outbuilding, and off-road parking.



## LOCATION

Situated within a well-established residential area of Wrexham and enjoying convenient access to a wide range of local amenities. The area is well served by shops, supermarkets, schools and leisure facilities, making it ideal for families and professionals alike. Wrexham town centre is easily accessible, offering further retail, dining and entertainment options, along with Wrexham General railway station providing regular services to Chester, Shrewsbury and beyond. Excellent road links via the A483 and A5 ensure straightforward commuting to Chester, Oswestry and the wider North Wales and North West regions, while nearby green spaces and countryside walks add to the location's appeal.



## ENTRANCE HALL

The property is accessed via an opaque uPVC double-glazed front door, opening into a welcoming entrance hall with woodgrain-effect laminate flooring. Stairs rise to the first floor, and doors provide access to both the living room and kitchen.



## LIVING ROOM

17'5 x 9'8

A bright and spacious double-aspect living room featuring windows to both the front and rear elevations. The room benefits from a radiator, woodgrain-effect laminate flooring, and an attractive ornamental fireplace.



## KITCHEN

17'5 x 8'9

A beautifully appointed kitchen fitted with a range of contemporary grey gloss wall, base, and drawer units, complemented by solid wood work surfaces and an integrated breakfast bar. There is a one-and-a-half bowl sink with mixer tap and tiled splashbacks.

Integrated appliances include a stainless steel oven, hob, and extractor hood, with space and plumbing for both a washing machine and dishwasher. The room enjoys windows to both front and rear elevations, a radiator, woodgrain-effect laminate flooring, and an open walkway leading to the rear hall.



## REAR HALL

With continued woodgrain-effect laminate flooring, the rear hall provides access to the rear garden via an opaque uPVC double-glazed door.

## FIRST FLOOR LANDING

Featuring woodgrain-effect laminate flooring, a radiator, and a window to the rear elevation. Doors lead to all three bedrooms, the bathroom, and a separate WC.



## BEDROOM ONE

14'2 x 9'8

With woodgrain-effect laminate flooring, a window to the front elevation, and a radiator.



## BEDROOM TWO

12'8 x 8'4

Featuring a window to the front elevation, radiator, built-in wardrobe, and woodgrain-effect laminate flooring.



## BEDROOM THREE

8 x 8'6

With woodgrain-effect laminate flooring, a window to the rear elevation, and a radiator.



## BATHROOM

5'6 x 4'7

Fitted with a panelled bath with mixer tap and shower attachment, and a pedestal wash basin. The room features partially panelled walls, a radiator, and an opaque window to the rear elevation.



## SEPARATE WC

Installed with a dual-flush low-level WC, partially panelled walls, and an opaque window to the rear elevation.



## EXTERNALLY

To the front of the property is a well-maintained lawned garden with a pathway leading directly to the main entrance. A low-maintenance rear garden offering paved off-road parking, paved seating areas, slate chipping borders, and a brick outbuilding. Additional features include an external water supply and outdoor lighting.



## Services

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

Tenure: Freehold

Council Tax: £1430 - Band B

## Viewings

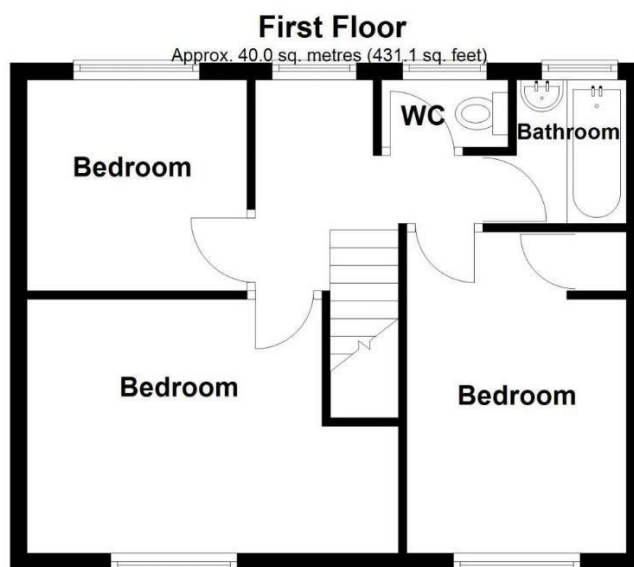
Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## 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.**



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC