Town & Country
Estate & Letting Agents

Woodlands Court, Tanyfron, Wrexham £225,000

A well-presented three-bedroom detached home with a southerly-facing rear garden enjoying woodland views. Offering a garage, off-road parking, and spacious living accommodation, the property is ideally located for access to Wrexham and local amenities, and is available with no onward chain.

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Woodlands Court, Tanyfron, Wrexham

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DESCRIPTION

Enjoying a pleasant southerly-facing rear garden with woodland and rural views, this three-bedroom detached home is ideally situated within easy reach of Wrexham, local amenities, and major road networks.

The property benefits from UPVC double glazing and gas central heating, with accommodation comprising a vestibule, living room, dining room, kitchen, first-floor landing, three bedrooms, and a four-piece bathroom suite.

Externally, there are twin off-road parking spaces, a single garage, and a low-maintenance rear garden. The property is available with no onward chain.

LOCATION

Woodlands Court is situated within a popular residential area on the outskirts of Wrexham. The location offers convenient access to the town centre, a range of shops, schools, and leisure facilities, as well as excellent transport links via the A483 for commuting to Chester, Oswestry, and beyond. The surrounding area also benefits from nearby countryside, making it ideal for both families and commuters seeking a balance of convenience and outdoor living.

VESTIBULE

(4’8” × 3’3”)

Entered through an opaque UPVC double-glazed door, featuring a ceramic tiled floor and an internal door leading to the living room.

LIVING ROOM

(13’9” × 10’2”)

With a front-facing window, radiator, and wall-mounted electric fire with marble hearth. Stairs rise to the first floor, and an arched throughway leads to the dining room.

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DINING ROOM

(9’1” × 7’4”)

With a radiator, door leading to the kitchen, and UPVC double-glazed French doors opening onto the rear garden.

KITCHEN

(9’3” × 8’4”)

Fitted with a range of white wall, base, and drawer units with work surface space, incorporating a stainless steel single drainer sink unit with mixer tap and tiled splashbacks. Integrated appliances include a stainless steel oven with hob and extractor hood above. There is space for a tall fridge/freezer and plumbing for a washing machine. The kitchen also features a ceramic tiled floor, radiator, rear-facing window, and a UPVC double-glazed door opening to the garden.

LANDING

With a side-facing window, airing cupboard, loft access, and doors leading to all three bedrooms and the bathroom.

BEDROOM ONE

(11'3" × 8'10")

The largest bedroom, with a front-facing window, radiator, and a range of fitted bedroom furniture including wardrobes with mirrored doors, bedside cabinets, drawers, and a dressing table.

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BEDROOM TWO

(9'2" × 8'10")

With a rear-facing window and radiator.

BEDROOM THREE

(8'0" × 7'2")

With a front-facing window and radiator.

BATHROOM

(7'5" × 6'10")

Fitted with a white four-piece suite comprising a panel bath, separate shower enclosure with thermostatic shower, low-level WC, and pedestal wash hand basin. The walls are partially tiled, and there is a radiator, opaque rear window, and extractor fan.

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REAR GARDEN

Enjoying a desirable southerly-facing aspect with woodland and rural views, the rear garden is low maintenance, being predominantly paved with a central slate-chipped area. There are a variety of shrubs and plants to the borders, enclosed by timber fence panels, along with an external light and water supply.

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Services (Wrexham)

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

Council Tax Band - D

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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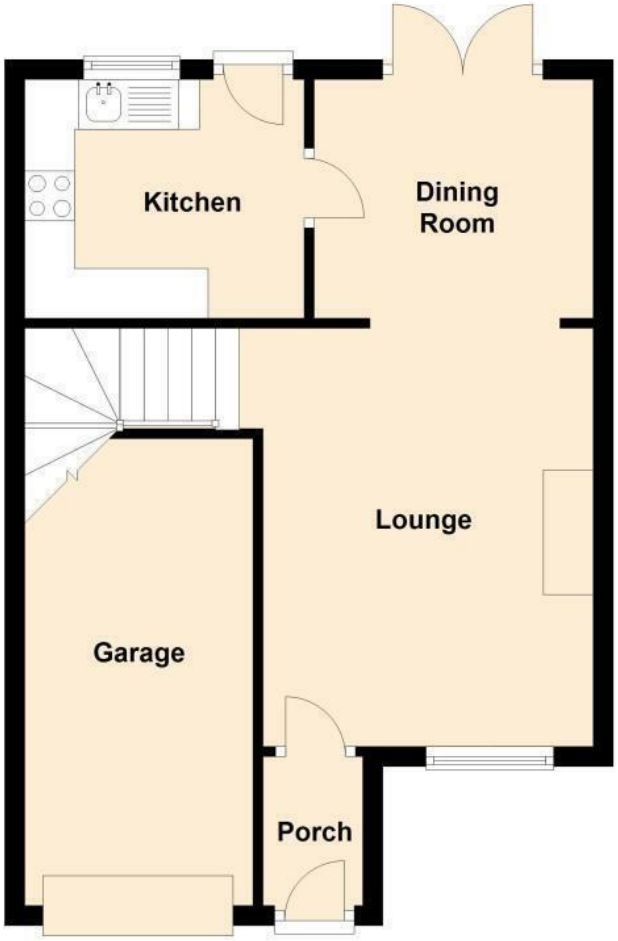
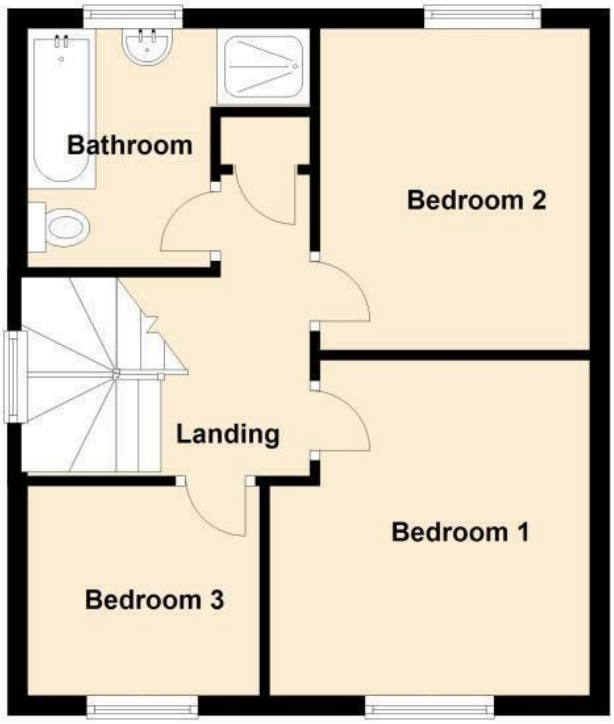
Ground Floor

Approx. 43.6 sq. metres (469.0 sq. feet)

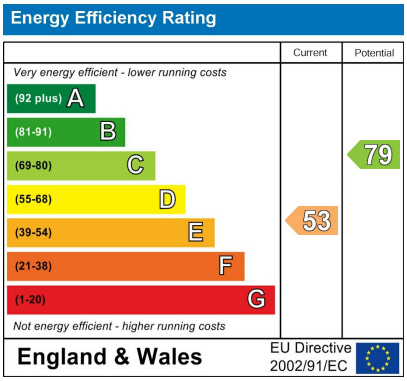


First Floor

Approx. 37.7 sq. metres (406.1 sq. feet)



Total area: approx. 81.3 sq. metres (875.1 sq. feet)



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