

# Town & Country

Estate & Letting Agents

Tan Yr Allt, Cefn-Y-Bedd, Wrexham

£155,000



Situated in a semi-rural hamlet offering easy access to Wrexham, local motorway networks, and a short drive to a range of day-to-day amenities and facilities, this three-bedroom semi-detached property occupies an elevated corner plot and is available with the benefit of no onward chain. Benefiting from oil-fired central heating and uPVC double glazing, the accommodation briefly comprises an entrance hall, a dual-aspect living room, a kitchen/dining room with side porch, and a first-floor landing providing access to three bedrooms and a four-piece bathroom suite. Externally, the property occupies a predominantly lawned corner plot with shrub borders and a paved garden area to the rear, together with a timber shed, oil tank, and outside water supply.

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## DESCRIPTION

This three-bedroom semi-detached property is situated within a semi-rural hamlet and occupies an elevated corner plot. The accommodation comprises an entrance hall, a dual-aspect living room, an L-shaped kitchen/dining room, and a side porch. To the first floor are three bedrooms and a four-piece bathroom suite. The property benefits from oil-fired central heating and uPVC double glazing. Externally, there are lawned garden areas to the front and side, together with a paved garden area to the rear. Additional external features include an oil tank, outside water supply, and a timber shed. The property is offered for sale with no onward chain and is located within reach of Wrexham, local road networks, and a range of everyday amenities.

## LOCATION

Tan Yr Allt is a semi-rural hamlet situated within the Tan-yr-Allt area of Wrexham. The location provides a countryside setting while remaining within reasonable travelling distance of Wrexham city centre and its range of shopping, educational and leisure facilities. The area is also conveniently placed for access to local road networks, connecting to surrounding villages, towns and the wider region. A variety of everyday amenities can be found in nearby communities, with opportunities for walking and other outdoor pursuits available in the surrounding countryside.

## EXTERNALLY

The property sits on an elevated corner plot, predominantly laid to lawn with shrub beds to the front and side. To the rear of the property is a paved garden area with a lawn and shrub borders. There is also an outside water supply, an oil tank, and a timber shed. A light is positioned to the right-hand side of the front door.

## ENTRANCE HALL

The property is entered via a uPVC double-glazed front door, which opens into the entrance hall. The hall features a radiator, stairs rising to the first-floor accommodation, and a door leading into the living room.



## LIVING ROOM

18'10" x 12'4"

A dual-aspect reception room with windows to the front and rear elevations, each with radiators beneath. Centrally positioned within the room is an LPG coal-effect fire with a feature surround. A door leads through to the kitchen/dining room.



## KITCHEN/DINING ROOM

18'10" x 8'9" (maximum)

An L-shaped kitchen/dining room with windows to the side and rear elevations and a radiator. The room is fitted with a range of wall, base and drawer units with work surfaces incorporating a resin one-and-a-half bowl sink unit with mixer tap and tiled splashback. There is a floor-standing Worcester oil-fired combination boiler, and a door opens into the side porch.

## SIDE PORCH

7'8" x 3'9"

With a ceramic tiled floor, window to the side elevation, timber-panelled walls and ceiling, and an opaque uPVC double-glazed door opening to the side of the property.



## FIRST FLOOR LANDING

With access to the loft and doors leading to the four-piece bathroom suite and three bedrooms.



## BATHROOM

11'6" x 3'10"

Fitted with a low-profile shower enclosure with wall-mounted electric shower and seat, low-level WC, pedestal wash hand basin, and panelled bath. The walls are partially panelled and partially tiled. Additional features include a radiator, three opaque windows to the rear elevation, an extractor fan, and a timber-panelled ceiling.



## BEDROOM TWO

9'9" x 8'8"

Having a built-in cupboard, window to the rear elevation, and a radiator.



## BEDROOM THREE

11'4" x 5'9"

With a window to the front elevation and a radiator.



## BEDROOM ONE

15'3" x 9'5" (maximum)

Having a radiator and two windows overlooking the front elevation.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

### Services (Wrexham)

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

### 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.

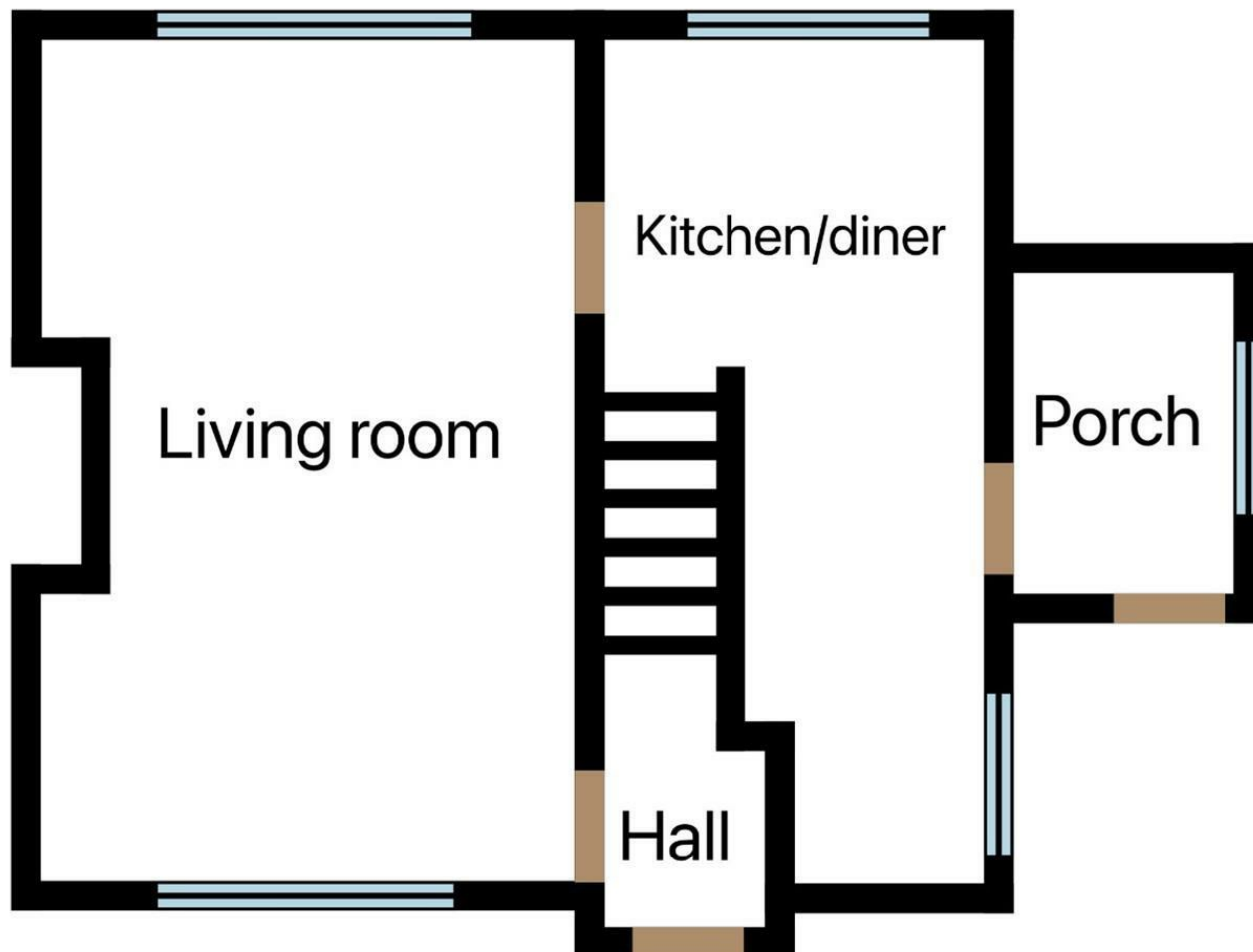
### Viewings (Wrexham)

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

### 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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.