



Offers in the region of £120,000

111 Tan Y Coed, Wrexham LL13 8YL

 3 Bedrooms

 1 Bathroom

# 111 Tan Y Coed, Wrexham LL13 8YL



## General Remarks

This property comprises one of the end houses in a terrace of four. It provides well-proportioned accommodation comprising a living room; rear hall and porch; dining kitchen; landing; three bedrooms and a tiled bathroom. The house is gas centrally heated and PVCu double glazed. Outside there is a grassed garden at the front with mature hedge surround and a fenced rear yard which adjoins a parking area. The property would benefit from some works of improvement. EPC Rating – 64|D.

**Location:** The property occupies a cul-de-sac location, adjoining open ground to the front and side, towards the southerly fringe of the city approximately a mile equidistant between the city centre and the start of Wrexham Industrial Estate. There is a local Convenience Store and Primary School.

**Constructed** of brick-faced external cavity walls beneath a tiled roof.

## Accommodation

### On The Ground Floor:

**Living Room:** 18' 4" x 11' 4" (5.58m x 3.45m) Log effect gas fire to a stone-effect fireplace surround with extended display plinth. Picture rail. Radiator. Central fan/light.

**Inner Hall:** 11' 0" x 5' 11" (3.35m x 1.80m) Radiator. Staircase with turned spindles leading off. Understairs storage cupboard.

**Dining Kitchen:** 12' 0" x 11' 2" (3.65m x 3.40m) Wall mounted "Baxi" gas fire with back boiler. Fitted teak effect laminate fronted units including a single drainer stainless steel sink unit inset into a total of seven-doored base cabinets with extended work surfaces, beneath which there is plumbing for a washing machine and a drawer pack. Two tall units, one with a "Matsui" fridge. Eight-doored suspended wall cabinets. Ceramic tiled splash-back.

**Rear Porch:** 18' 0" x 6' 2" (5.48m x 1.88m) Access to external Store Building.

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**On The First Floor:**

**Landing:** Radiator. Loft access-point.

**Bedroom 1:** 12' 0" x 10' 7" (3.65m x 3.22m) Fitted six-doored wardrobes and mirror-backed dressing table unit. Radiator.

**Bedroom 2:** 11' 5" x 9' 6" (3.48m x 2.89m) Corner airing cupboard. Radiator.

**Bedroom 3:** 8' 4" x 8' 3" (2.54m x 2.51m) Radiator.

**Bathroom:** 5' 10" x 5' 5" (1.78m x 1.65m) Fitted three piece soft cream shaded suite comprising a panelled bath with a "Triton" electric shower above, pedestal

wash hand basin and close coupled w.c. Fully tiled walls. Radiator.

**Outside:** Lawned front garden with mature hedgerow border. Split-level flagged rear yard with attached STORE SHED and timber GARDEN SHED. Rear boundary adjoins Communal Parking Area.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the back boiler to the "Baxi" gas fire situated in the Dining Kitchen.



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**Tenure:** Freehold. Vacant Possession on Completion. NO CHAIN.

**Viewing:** By prior appointment with the Agents.

**Council Tax Band:** The property is valued in Band "B".

**Directions:** For satellite navigation use the post code LL13 8YL. Leave the city centre on the A525 Kingsmills Road. After passing The Barracks on the right fork left immediately before the speed camera sign. At the bottom of the hill turn left over the bridge and continue for about half a mile before turning left into Tan y Coed immediately before the Premier Stores. No. 111 will be seen on the right after about 100 yards.

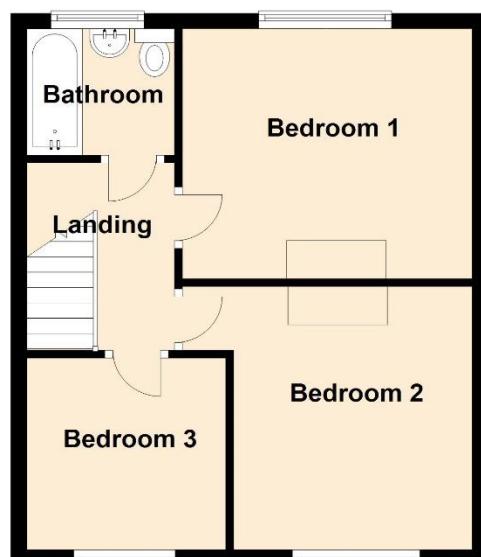
## Ground Floor

Approx. 55.0 sq. metres (591.8 sq. feet)



## First Floor

Approx. 38.0 sq. metres (409.6 sq. feet)



**AGENTS NOTE:** Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.