

Energy Efficiency Rating	
Current	Potential
88	17

Very energy efficient - lower running costs

England & Wales

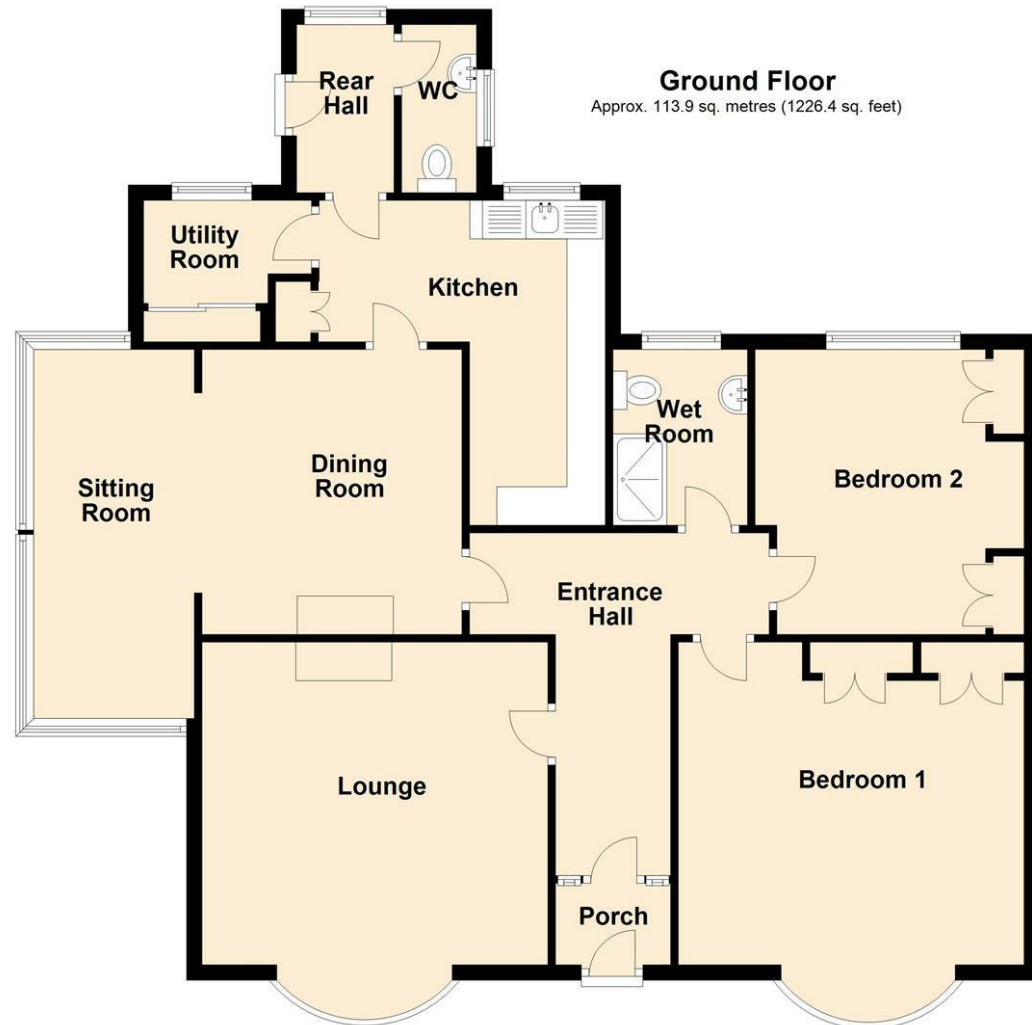
EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
1	1

Very environmentally friendly - lower CO<sub>2</sub> emissions

England & Wales

EU Directive 2002/91/EC



**Ground Floor**  
Approx. 113.9 sq. metres (1226.4 sq. feet)



Farm Lane, Tanyfron, LL11 5SF  
**Price** £225,000

Reference: 17022748

Date: Add text here

**TENURE:** Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

**POSSESSION:** Add text here

**SERVICES:** Add text here

**OUTGOINGS:** Council Tax Band details available from Wrexham County Borough Council

**VIEWING:** Add text here

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## Description

An excellent opportunity to purchase this spacious double fronted 2 bedroom detached bungalow with planning consent to create an impressive 3 bedroom bungalow ( reference P/2022/0817) enjoying panoramic views over Wrexham and the Cheshire plains. Requiring a full scheme of refurbishment the bungalow is set within large gardens that have residential development potential subject to planning consents. Briefly comprising an entrance hall, bay window lounge, dining room with garden room off from which to admire the views, kitchen, utility, cloaks/ w.c, 2 double bedrooms and a shower room. Externally, the property benefits from 2 vehicular entrances, garage and gardens. NO CHAIN. Energy Rating - G (17)

### LOCATION

The property is located approximately two miles from Wrexham city centre and enjoys good road links to the Wrexham Industrial Estate and the A483 bypass that provides access to Shropshire, North Wales and the North West. There is a local convenience store within the village together with a wider variety within the adjoining villages of Coedpoeth and Brymbo. There are both primary and secondary schools within the catchment together with picturesque countryside walks.



### DIRECTIONS

From the A483 bypass take the exit signposted Ruthin and Coedpoeth. Continue along the A525 then turn right into Heritage Way. Proceed up the hill for approx. ¾ of a mile then turn left signposted Tanyfron, thereafter take the 3rd left into Tanyfron Road. Proceed past the school and after a further ¼ of a mile the entrance to Farm Lane will be observed on the left with Verncourt being on the corner.

### ACCOMMODATION

Upvc part glazed entrance door opens to:

### VESTIBULE

With tiled flooring and part glazed door opening into the:

### HALLWAY

Having picture rail, radiator and wall light points.

### LOUNGE

15'3" x 14'8"

Double glazed bay window with panoramic views, radiator, fireplace with tiled surround and wall light.

### SITTING/DINING ROOM

16'9" x 7'6" & 11'11" x 11'3"

An 'L' shaped reception room enjoying far reaching views, tiled fireplace, picture rail and three radiators.

### KITCHEN

14'6" x 5'7"

Fitted with a range of dated base and wall cupboards with work surface areas incorporating a stainless steel double drainer sink unit, two windows, part tiled walls, radiator and pantry cupboard.

### UTILITY

5'8" x 5'8"

Ideal free standing gas fired central heating boiler, Belfast sink, part tiled walls and airing cupboard housing the hot water cylinder.

### REAR HALLWAY

With upvc external door, radiator and an internal door to:

### CLOAKS/W.C

Having w.c and radiator.

### BEDROOM ONE

14'9" x 12'5"

Featuring a double glazed aluminium bay window with panoramic views, picture rail, radiator and six door fitted wardrobes.

### BEDROOM TWO

12'6" x 11'2"

Aluminium double glazed window, vanity sink, wardrobe, radiator and picture rail.

### SHOWER ROOM

7'7" x 5'7"

Appointed with low flush w.c, pedestal wash basin, walk-in shower area with electric shower, part tiled walls, window, radiator and ceiling hatch to roof space.

### OUTSIDE

The property is approached via a gated driveway off Farm Lane that continues to a detached garage having double door to front and rear brick store. The gardens extend to the front and side of the bungalow.

### ADDITIONAL GARDEN

Having a separate access off Tanyfron Road with double metal gates and parking area with garden alongside. The area measures approximately 0.157 acres and offers an excellent development opportunity subject to planning consent.

### COUNCIL TAX BAND - E