

# property details **approval form**

14 Bryn Gwenfro, Tanyfron, Wrexham, Clwyd, Wales, LL11 5SW

**Date:** 04 July 2026

**Property Ref and Version:** CHS119611 - 0001

# selling your home with us!

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## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

**Your Swetenhams office:** 28 Lower Bridge Street, CHESTER, Cheshire, CH1 1RS  
T 01244 321321 E chester@swetenhams.co.uk

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## >> **price**

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£210,000

Tenure: Freehold

## >> **key features**

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- > NO ONWARD CHAIN
- > THREE BEDROOMS
- > FANTASTIC CONDITION
- > TWO BATHROOMS
- > SPACIOUS GARDEN
- > EPC Rating: Awaiting

## >> **short description**

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A well-presented three-bedroom semi-detached home situated in the popular village of Tanyfron. Finished to a high standard throughout, this attractive property offers spacious and versatile accommodation, making it an ideal choice for first-time buyers, growing families or those looking to upsize.

## >> **long description**

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A well-presented three-bedroom semi-detached home situated in the popular village of Tanyfron. Finished to a high standard throughout, this attractive property offers spacious and versatile accommodation, making it an ideal choice for first-time buyers, growing families or those looking to upsize.

The ground floor comprises a welcoming front living room, providing a comfortable space to relax, alongside a modern open-plan kitchen/dining room that is perfect for everyday family living and entertaining. A contemporary downstairs shower room adds further practicality and convenience. To the first floor are two generous double bedrooms, a well-proportioned single bedroom, and a stylish family bathroom. Externally, the property benefits from a driveway to the front, providing off-road parking, while the rear boasts a generous enclosed garden with a decking seating area, offering an excellent space for outdoor dining, entertaining or simply enjoying the warmer months.

Tanyfron is a sought-after village offering a friendly community atmosphere while being just a short distance from Wrexham city centre. The area benefits from a range of local amenities, including shops, schools and recreational facilities, with excellent road links providing easy access to Wrexham, Chester and the wider North Wales region. Nearby countryside and walking routes also make it an ideal location for those who enjoy outdoor walks.

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>> **directions**

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>> **Agent Note**

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## >> **room description**

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## >> **room description**

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## >> property images



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## >> **property images**



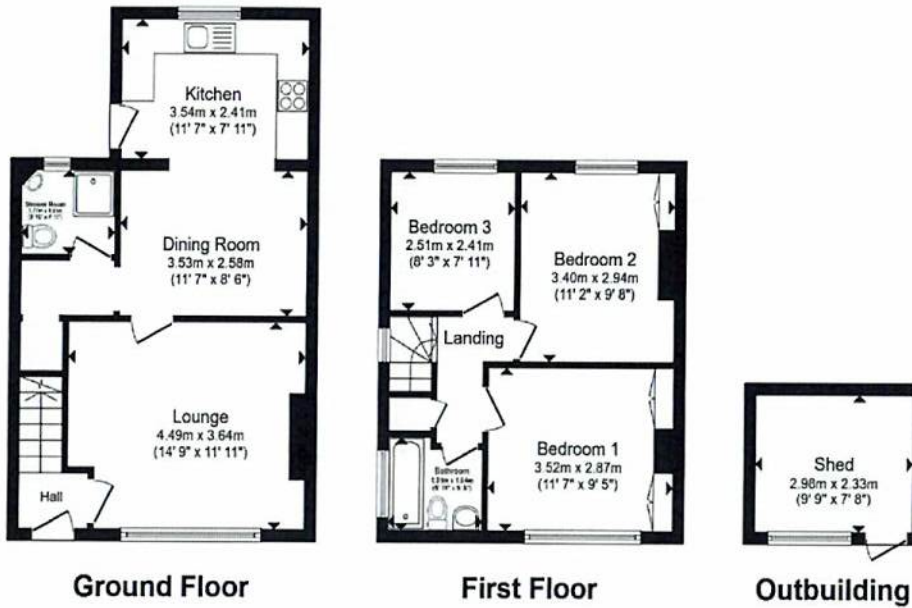
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## >> floor plan



Total floor area 84.7 m<sup>2</sup> (912 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



## >> approval

		Signature	Date
MEL AMAL	<del>Mitesh Patel</del>		01/7/26
	Mr A. Revill		

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