



64

Wrexham | | LL13 7BE

£135,000

**MONOPOLY**  
BUY ■ SELL ■ RENT

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Situated within easy walking distance of Wrexham City Centre is this well-presented two double bedroom end-terraced home, ideal for first-time buyers or investors seeking a convenient and well-connected location. The property offers spacious accommodation throughout and benefits from a range of local amenities close by. In brief, the ground floor comprises an entrance hallway, a comfortable living room, a separate dining room, a fitted kitchen and a useful utility room. To the first floor, the landing leads to two double bedrooms and a family bathroom. Externally, the property features low-maintenance courtyard areas to both the front and rear, providing private outdoor space with minimal upkeep. Norman Road is a popular and established residential area, appreciated for its proximity to Wrexham City Centre and excellent selection of amenities including shops, restaurants, cafés, schools, supermarkets and medical services. The renowned National Trust site at Erddig is also within walking distance, offering miles of scenic woodland, riverside and countryside walks. The property is well placed for commuters, with easy access to the A483, providing straightforward routes to Chester, Oswestry, Shropshire and beyond. Wrexham General and Wrexham Central train stations are also close by, offering wider travel options. A spacious home in a highly convenient location - an excellent purchase for first-time buyers or investors alike.

- TWO DOUBLE BEDROOM END TERRACED
- ENTRANCE HALLWAY
- LIVING ROOM
- DINING ROOM
- KITCHEN WITH SEPARATE UTILITY
- MODERN BATHROOM
- COURTYARD TO FRONT AND REAR
- ON-STREET PARKING
- CITY CENTRE LOCATION
- EXCELLENT FIRST TIME BUY/INVESTMENT PROPERTY



### Entrance Hallway

UPVC double glazed door leads into entrance hallway with carpet flooring, panelled radiator, ceiling light point, stairs to first floor, cupboard housing electric box and meter and door into dining room.

### Dining Room

UPVC double glazed window to the rear elevation. Under-stairs storage cupboard, carpet flooring, panelled radiator, ceiling light point, door into kitchen and sliding wooden glazed doors into living room.

### Living Room

UPVC double glazed window to the front elevation. Gas fire with marble surround, carpet flooring, panelled radiator, ceiling light point and doors into dining room.

### Kitchen

Housing a range of wall, drawer and base units with work surface over. Space for cooker, under counter fridge and freezer. 1.5 stainless steel sink unit with mixer tap over. Wooden laminate flooring, ceiling light point, extractor fan, splash-back tiling, three uPVC double glazed windows to the side/rear elevation and door into utility room.

### Utility

UPVC double glazed window to side rear along with uPVC double glazed door to rear courtyard. Housing a range of base and wall units with work surface over. Space and plumbing for washing machine and tumble dryer. Belfast porcelain sink unit with mixer tap, wooden laminate flooring, ceiling light point, extractor and splash-back tiling.

### Landing Area

Access to loft, carpet flooring, ceiling light point, doors into bedrooms and bathroom.

### Bedroom One

UPVC double glazed window to the front elevation. Two built in wardrobes with rails and shelving. Carpet flooring, ceiling light point and panelled radiator.

### Bedroom Two

UPVC double glazed window to the rear elevation. Two built in wardrobes with rails and shelving. Carpet flooring, ceiling light point and panelled radiator.

### Bathroom

Three piece suite with low-level WC, pedestal wash hand basin and panelled bath with electric shower over. Cupboard housing combination boiler and shelving. Chrome heated towel rail, additional radiator, 1/2 tiled walls, vinyl flooring, ceiling light point and uPVC double glazed window to the rear elevation.

### Outside

To the front elevation there is a front courtyard area bound by brick wall and access alongside the home via a shared pathway. There is a timber gate which leads to a rear courtyard area. The pathway continues to an additional paved area bound by fencing.

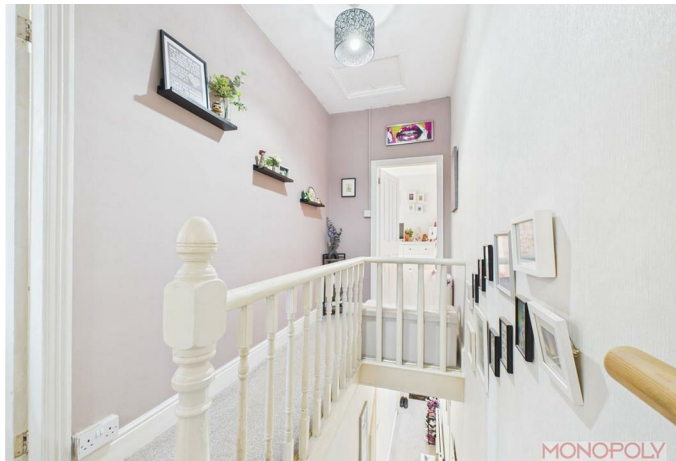
### Additional Information

The boiler has been serviced regularly and was installed in 2012. The bathroom is four years old. The parking is on-street.

### Important Information

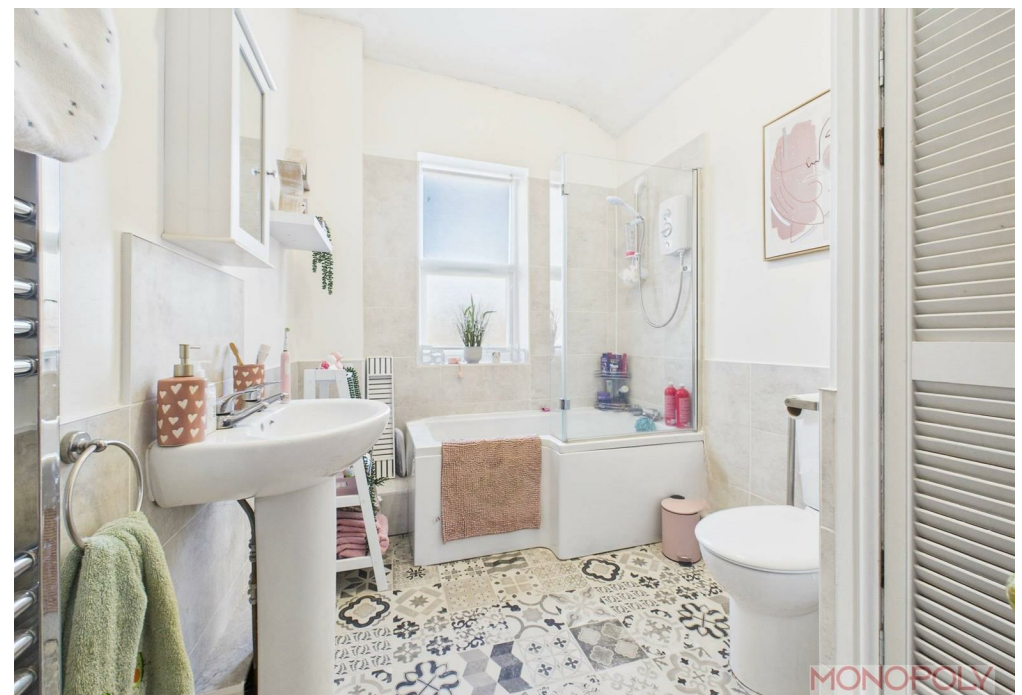
MONEY LAUNDERING REGULATIONS 2003  
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in





agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.



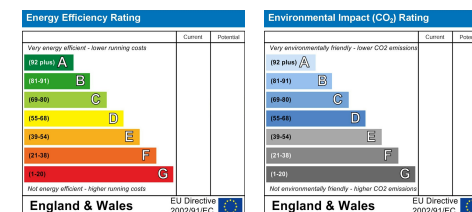


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