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Erddig Road, Wrexham

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**BELVOIR!**



Take a look at this charming two-bedroom, two-reception room terraced house with a private rear courtyard and low-maintenance front garden with gated entrance. Inside, the two reception rooms offer flexible living space—perfect for a lounge, dining area, or home office. Ideally located just a short walk from the city centre, local shops, and the stunning Erddig Park, this traditional property on Erddig Road boasts high ceilings, some original features, uPVC double-glazed windows and doors, and gas central heating. We warmly invite you to arrange a viewing and see its full potential for yourself.

### Entrance

Entering through the uPVC front door, you'll find an internal porch with a characterful quarry tiled floor, leading to the main hallway via a timber entrance door.

### Lounge

3.2m x 4.2m (10'6" x 13'10")

The front lounge is light and airy, with a large window to the front, high coved ceiling, open chimney breast, radiator, and access to the electric meter—offering both character and comfort.

### Rear reception

3.1m x 3.7m (10'2" x 12'1")

The second reception room to the rear provides versatile space ideal for dining, a second lounge, or a home office with window to the rear over the rear courtyard, two radiators, gas fire and storage cupboard.

### Kitchen

2.2m x 3m (7'2" x 9'10")

The kitchen is fitted with a range of cream/off white base and wall units, providing ample storage and workspace, built in stainless steel electric oven and hob with stainless steel extractor fan over. Single drainer sink unit, window and door to side. Part tiled walls.

### Landing

Doors off to good sized bathroom and two bedrooms. Loft access.







### Family Bathroom

2m x 3m (6'7" x 9'10")

A nice sized bathroom features a WC, bath with electric shower over, and pedestal wash hand basin. There's a radiator, a window to the rear for natural light, and useful storage housing the original water tank.

### Bedroom One

3.6m x 4.2m (11'10" x 13'10")

Both bedrooms are well-proportioned; however the front bedroom spans the full width of the house, offering plenty of space and comfort with window to the front and double radiator.

### Bedroom Two

2.5m x 3.8m (8'2" x 12'6")

With window to rear, and radiator.

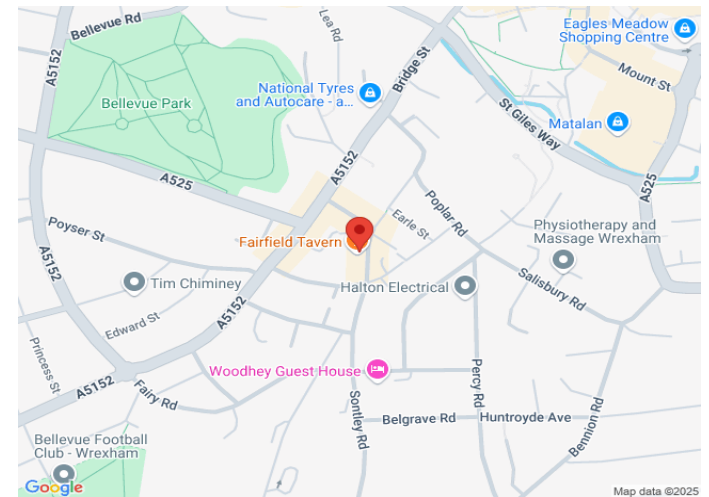
### Front Garden

Accessed via a classic wrought iron gate, leading to a low-maintenance garden enclosed by brick-built low walls.

### Rear Courtyard

Outside, the rear courtyard is enclosed with brick-built boundary walls and a timber gate, creating a secure and private outdoor space—ideal for low-maintenance enjoyment.





Contact us today to arrange a viewing...

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