

# BOWEN

PROPERTY SINCE 1862



Asking Price £260,000

94 Erddig Road, Wrexham LL13 7DR

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🏠 4 Bedrooms

🚿 2 Bathrooms



# 94 Erddig Road, Wrexham LL13 7DR



## General Remarks

Located within the Fairy Road Conservation Area on the fringe of the City Centre is this traditional four bedroom mid-terraced property with garage to rear. Retaining some of the original features including fireplaces and tiled flooring in the hallway. The property provides excellent family living accommodation with three reception rooms in addition to four (three double and a single) bedrooms. Cellar providing additional storage facility. Viewing recommended. NO CHAIN.

## Accommodation

### On The Ground Floor:

**Entrance Hallway:** Solid wood part glazed entrance door with stained glass inner panel and a stained glass top-light above. Decorative coving. Ceiling light fitting. Traditional tiled flooring. Gas meter. Part glazed door leading to:

**Hallway:** Traditional tiled flooring. Radiator. Telephone point. Dado rail. Decorative coving. Ceiling light fitting. Thermostat control for the gas central heating boiler. Power points.

**Living Room:** 13' 9" x 13' 9" (4.20m x 4.20m) Exposed stained floorboards. Decorative coving. Ceiling light fitting. Ceiling rose. Single glazed windows to front elevation with stained glass above. Radiator. Power points. Dado rail. Open feature fireplace with a tiled hearth and patterned tiled inset.

**Dining Room:** 13' 9" x 12' 6" (4.20m x 3.80m) Exposed floorboards. Radiator. Power points. Decorative coving. Picture rail. Ceiling light fitting. Double glazed window. Open fire with tiled hearth and inset.

**Cellar:** Accessed from the Hallway. Steps leading down to a Storage Area which has the electric consumer unit and lighting.



## Looking for that perfect mortgage?

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Your home may be repossessed if you do not keep up repayments on your mortgage

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 expressly 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.

**Sitting Room:** 13' 9" x 12' 6" (4.20m x 3.80m)

Laminate flooring. Double glazed window. Ceiling light fitting. Power points. Feature brick fireplace.

**Kitchen:** 12' 6" x 8' 10" (3.80m x 2.70m) Range of deep red gloss wall and base cabinets with a black flecked quartz-effect work-top surface and a tiled splash-back. Ceiling light fitting. Tiled flooring. Integrated five-ring gas hob with an extractor hood over and a "Bosch" electric oven beneath. Power points. Integral dishwasher. Double glazed window. Part glazed door to side entrance. The kitchen island has a stainless steel circular sink with chrome mixer tap.



**Utility Area:** 12' 6" x 3' 3" (3.80m x 1.00m) Room for

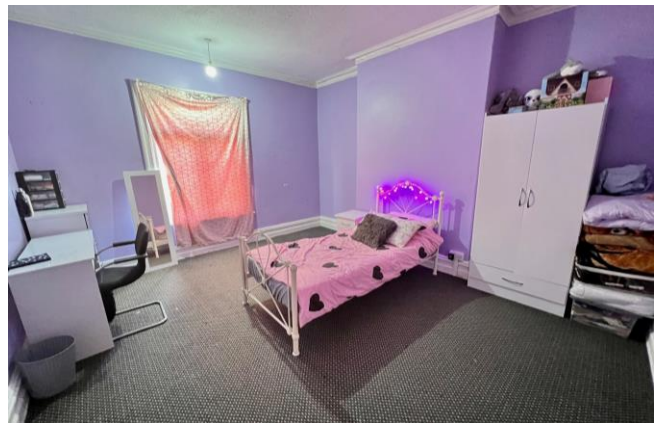
a tall fridge freezer. Single glazed window and a double glazed window. Plumbing with space for a washing machine having work-top surface above. Power points. Ceiling light fitting. Wall mounted "Baxi" gas central heating boiler.

#### On The First Floor:

**Landing:** Fitted carpet. Radiator. Power points. Three ceiling light fittings. Dado rail. Sky-light.

**Bedroom 1 (Rear):** 12' 6" x 12' 6" (3.80m x 3.80m)

Fitted carpet. Radiator. Double glazed window. Power points. Ceiling light fitting.









**En-Suite Shower Room:** 8' 10" x 7' 10" (2.70m x 2.40m) Low level w.c., wash hand basin set into a white vanity unit and a walk-in fully tiled shower enclosure with dual head thermostatic shower bar. Fully tiled walls. Tiled flooring. Radiator. Frosted double glazed window. Spot-lights.

**Bedroom 2:** 14' 1" x 12' 6" (4.30m x 3.80m) Fitted carpet. Radiator. Decorative coving. Ceiling light fitting. Single glazed window to the front elevation.

**Bedroom 3:** 14' 1" x 13' 1" (4.30m x 4.00m) Fitted carpet. Double glazed window. Radiator. Decorative coving. Power points. Ceiling light fitting.

**Bedroom 4:** 9' 10" x 6' 11" (3.00m x 2.10m) Fitted carpet. Single glazed window to the front elevation. Power points. Ceiling light fitting. Decorative coving. Radiator.

**Family Bathroom:** 8' 10" x 6' 7" (2.70m x 2.00m) Three piece white suite to include low level w.c., semi pedestal wash hand basin and a panelled bath with chrome taps and shower off. Fully tiled walls. Tiled flooring. Single glazed window. Ceiling light fitting. Access to the loft.

**Outside:** Rear yard with brick built Outhouses and walled boundaries. Gated access to the pedestrian right of way for the terraced row. Further gate to the rear garden which is mainly laid to lawn with fenced boundaries. Garden pond. Paved Seating Area. Rear gate leads to Single Garage with up and over door which is accessed from Bath Road.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Baxi" gas-fired boiler situated in the Utility Area.

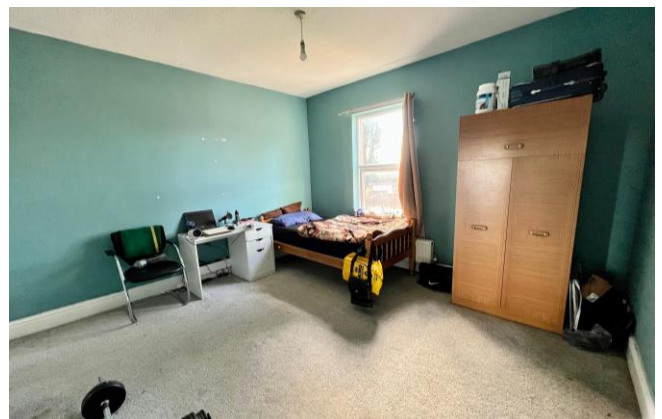
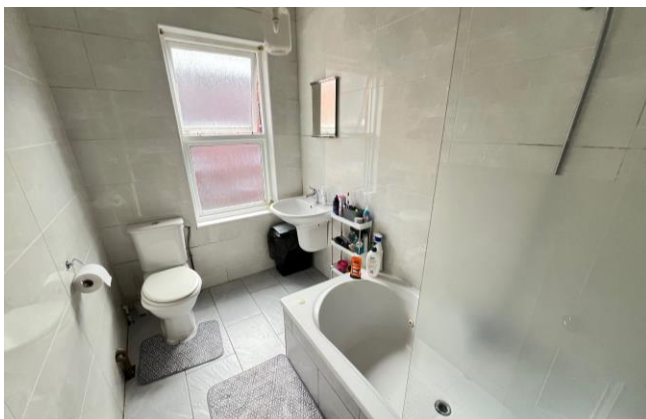
**Tenure:** Freehold. Vacant Possession on Completion. NO CHAIN.

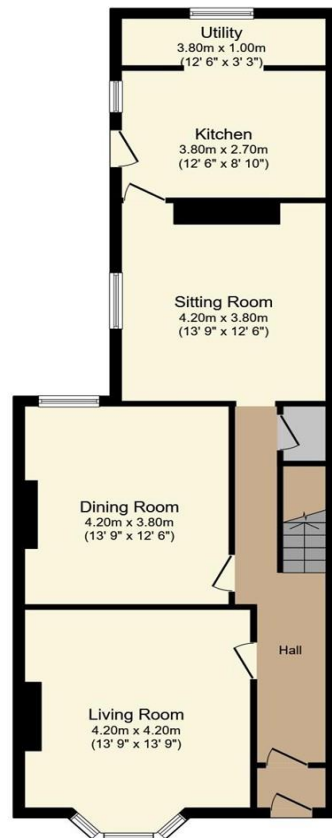
**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating – 56|D.

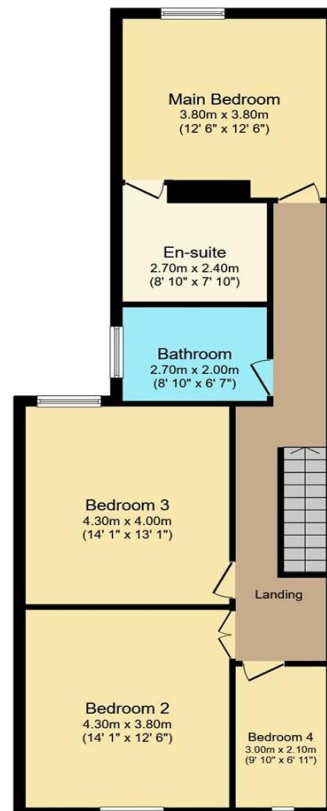
**Council Tax Band:** The property is valued in Band "E".

**Directions:** For satellite navigation use the post code LL13 7DR. From the city centre follow the inner ring road passing down Bradley and Victoria Roads to the roundabout at the junction with Ruabon Road at which proceed straight across onto Fairy Road. Turn second left onto Erddig Road and the property will be seen on the left-hand side.





**Ground Floor**



**First Floor**

Total floor area 158.4 sq.m. (1,704 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). Plan produced for Purplebricks. Powered by www.focalagent.com

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