



## 50 Beechley Road, Wrexham, LL13 7BA O.I.R.O £238,000

\*\* NO ONWARD CHAIN \*\* This spacious four-bedroom terraced home in the sought-after area on the outskirts of the city centre offers traditional living with plenty of character. The ground floor comprises of three separate reception rooms, including a spacious living room with a bay window and feature fireplace, a sitting room, and a formal dining room—each retaining original features like architraves, skirting, and fireplaces.

The fitted kitchen includes painted wooden units, a Belfast sink, and space for appliances, complemented by a practical utility room with plumbing for laundry appliances.

Upstairs, four good-sized bedrooms feature carpeted floors, radiators, and charming fireplaces in most rooms. The family bathroom includes a claw-foot freestanding bath, pedestal basin, and high cistern toilet, with two side windows and vinyl flooring. A fully boarded attic room with Velux windows provides additional flexible space.

Externally, the property offers an enclosed rear garden.

This property is ideal for buyers seeking a traditional family home or an investment in a convenient location close to local amenities and transport links.

Call olivegrove on 01978 750234 to arrange a viewing.

## Entrance Hallway



A welcoming entrance featuring the original tiled flooring and decorative architrave, adding character and charm. Includes a ceiling light and wall light, with stairs rising to the first floor. Internal doors leading to the ground floor rooms.

## Living Room 13'10" x 13'11" (4.220m x 4.266m )



A characterful space featuring a bay window to the front elevation, allowing plenty of natural light. Retaining its original feature architrave and skirting, the room also offers an open fireplace as a charming focal point. Finished with carpeted flooring, two wall lights, and a central ceiling light.

## Sitting Room 11'10" x 11'11" (3.63m x 3.64m)



A warm and inviting space with a rear-facing window providing natural light. Features wooden flooring, an open fireplace, ceiling light fitting, and radiators, offering both character and comfort.

## Dining Room 10'11" x 11'9" max (3.35 x 3.59m max)



A versatile space with a side-facing window bringing in natural light. Finished with wooden flooring, ceiling and wall light fittings, and a radiator, it's ideal for both formal dining and everyday use.

## Kitchen 9'0" x 10'11" (2.745m x 3.328m )



Fitted kitchen featuring painted wooden base, wall, and drawer units with complementary wooden worktops. Includes a Belfast sink with copper taps, tiled flooring and splashbacks, and space for a slot-in cooker with extractor above. Finished with a radiator, ceiling light fitting, and a wall-mounted consumer unit.

## Utility Room



A practical space with a tiled floor and wall-mounted Baxi combi boiler. Offers plumbing and space for a washing machine, dishwasher, and dryer. Includes a ceiling light, UPVC part-glazed door, and a side-facing window, providing natural light and convenient outdoor access.

## Stairs/ Landing



Door off to Bedrooms and Bathroom, Access to Attic

## Bedroom 1 11'10" x 11'10" (3.63m x 3.63m )



A spacious double bedroom with a front-facing window, carpeted flooring, and a charming feature fireplace. Also includes a radiator and ceiling light, offering both comfort and character.

**Bedroom 4 5'9" x 8'6" (1.778m x 2.612m)**



A cosy bedroom with a front-facing window, carpeted flooring, radiator, and ceiling light—ideal as a guest room, nursery, or home office.

**Bedroom 2 11'11" x 12'0" (3.640m x 3.659m)**



A well-proportioned double bedroom featuring a rear-facing window, carpeted flooring, radiator, and a feature fireplace, adding warmth and period charm.

**Bedroom 3 11'0" x 9'0" (3.365m x 2.760m)**



A bright bedroom with a rear-facing window, carpeted flooring, radiator, ceiling light, and a feature fireplace, combining comfort with character.

**Bathroom 7'8" x 11'11" (2.356m x 3.651m)**



Featuring a classic claw-foot freestanding bath with wall-mounted high cistern and toilet, alongside a pedestal basin with tiled splashback. The room benefits from two side-facing windows, vinyl flooring, radiator, ceiling light fitting, and an extractor fan for ventilation.

## Attic Room 13'1" x 16'4" approximately (4m x 5m approximately)



A versatile fully boarded space featuring two Velux windows that flood the room with natural light. Equipped with an electrical socket and ceiling light, ideal for storage, or a home office, or hobby room if stairs were added.

## External

### Front

Bounded by a brick wall and entrance gate, leading to the front entrance door.

### Rear

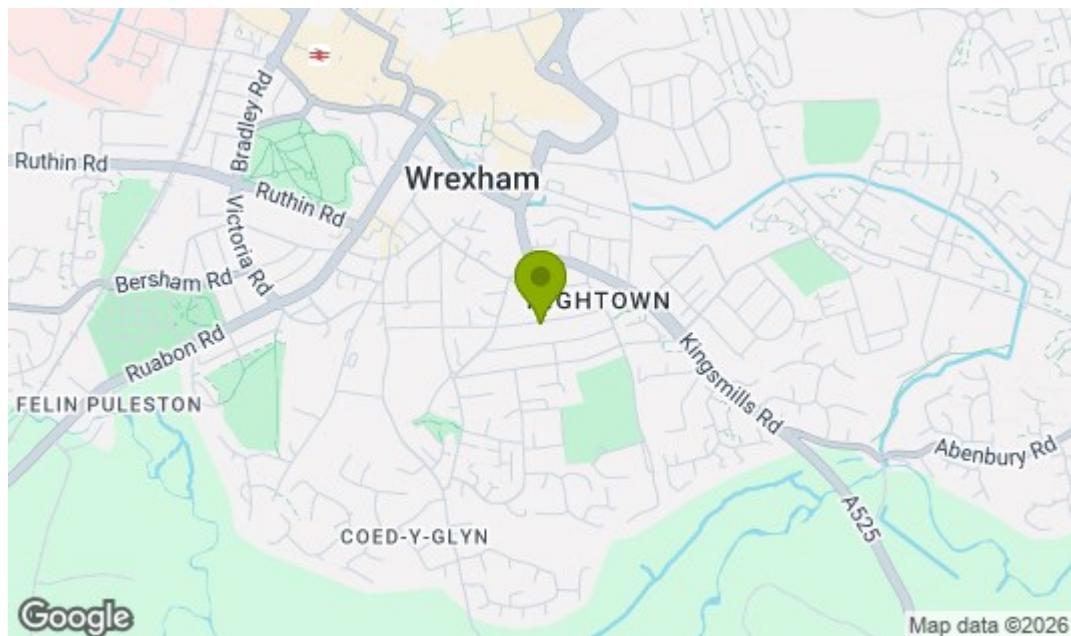


Enclosed courtyard garden bounded by walls, featuring a brick-built shed and gated access.

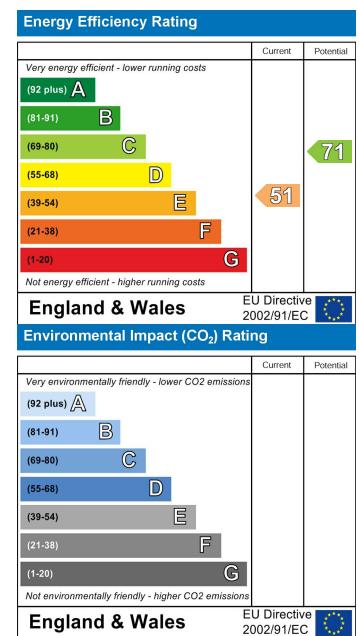
## Floor Plan



## Area Map



## Energy Efficiency Graph



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