

# Town & Country

Estate & Letting Agents

Erddig Road, Wrexham

£139,950



Conveniently located near the city centre, motorway links, and local amenities, this two-bedroom property requires some modernisation. The accommodation includes a living room, dining room, kitchen, rear hall, and ground floor bathroom, with two double bedrooms upstairs. Outside, there is off-road parking to the front and a low-maintenance paved garden with apple trees to the rear.  
Offered with no onward chain.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

**TEL: 01978 291345**

## DESCRIPTION

Conveniently located with easy access to the city centre, local motorway links, and a range of everyday amenities and facilities, this two-bedroom property—requiring a degree of modernisation—briefly comprises a living room, dining room, kitchen, and rear hall with a ground floor bathroom. The first floor landing provides access to two double bedrooms. To the front, there is off-road parking, while the rear features a low-maintenance paved garden enclosed by a mix of fencing and hedging, with apple trees at the boundary. The property is offered with no onward chain.



## LOCATION

Situated on the well-established Erddig Road, this property enjoys a convenient position close to Wrexham city centre. The area offers excellent access to a range of local amenities including shops, schools, and healthcare facilities, as well as easy connections to major road networks and public transport. The nearby Erddig National Trust estate provides beautiful parkland walks and green space, making this a desirable location for both commuters and families alike.



## LIVING ROOM

12'9 x 10'3

The living room is accessed via a UPVC double glazed front door, featuring exposed floorboards, a front-facing window with a radiator beneath, and an open walkway leading into the dining room.



## DINING ROOM

12'9 x 11'10

Featuring wood grain effect laminate flooring, a radiator, a marble hearth, and an open staircase leading to the first-floor accommodation, this room also includes an opaque glazed door providing access to the kitchen.



## KITCHEN

12'4 x 6'2

Fitted with wall base and drawer units, this space includes a work surface area that houses a stainless steel single-drainer sink unit with a mixer tap and tile splashback. It also provides designated areas for a cooker, and space with plumbing for both a washing machine and dryer. Additionally, the room features a radiator, ceramic-tiled flooring, a window on the side elevation, and a door opening to the rear hall.

## REAR HALL

The rear hall features ceramic tile flooring, a fitted floor-to-ceiling cabinet, a door leading to the bathroom, and a UPVC double glazed door providing access to the rear courtyard garden.



## BATHROOM

7'4 x 6'3

Fitted with a panelled bath featuring an electric shower and protective screen above, a low-level WC, and a pedestal wash basin. The bathroom also includes a ceramic tiled floor, tiled walls, a radiator, and an opaque window for privacy.

## FIRST FLOOR LANDING

With doors opening to both double bedrooms.



## BEDROOM ONE

11'3 x 10'7

Featuring exposed floorboards, two front-facing windows, a radiator, and two built-in mirrored wardrobes.



## BEDROOM TWO

11'9 x 8'2

Equipped with fitted wardrobes, a dresser, luggage cupboards, an over-stairs airing cupboard, a radiator, and a window overlooking the rear elevation.

## EXTERNALLY FRONT

At the front of the property, there is off-road parking with shared side access leading to the rear, and an external light positioned beside the front door.



## REAR GARDEN

At the rear of the property is a low-maintenance paved garden enclosed by a mix of hedging and timber fencing, featuring apple trees at the back and timber side access. An external light and water supply are also provided.

## Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

Freehold Property

Council Tax - C (£1949 Annually)

## Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer

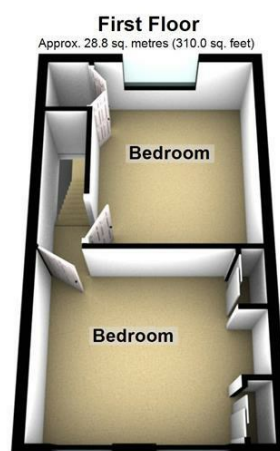
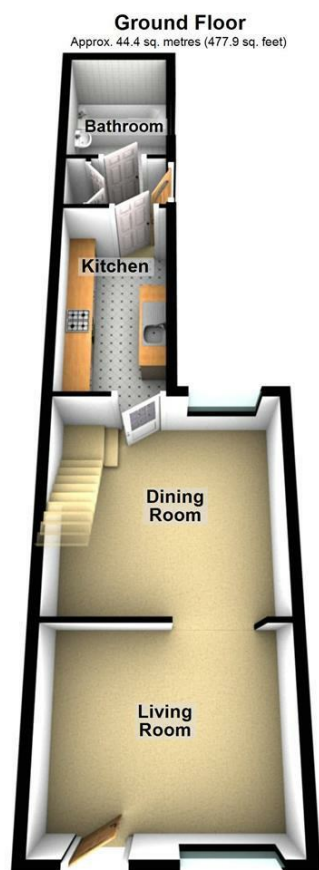
If you would like to make an offer, please contact a member of our team who will assist you further.

## Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant

normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



Total area: approx. 73.2 sq. metres (787.9 sq. feet)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 56      | 75                      |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.