

# Town & Country

Estate & Letting Agents

Erddig Road, Wrexham

£349,950



Situated within this highly desirable residential suburb of Wrexham, this detached and characterful property offers light, spacious, and versatile accommodation. Although in need of modernisation throughout, the property benefits from gas central heating, some double glazing, and generous internal accommodation. The layout comprises an inviting entrance hall, a spacious living room with an open way through to the dining room, and a fitted kitchen with white wall, base, and drawer units. Two double bedrooms and a white three-piece shower room complete the ground floor accommodation. To the first floor, the landing provides access to a cloakroom/WC and two further bedrooms, both with a range of fitted wardrobes, with one offering potential for an en-suite shower room. Externally, to the front of the property there is a landscaped, shrubbed garden with paved pathways, as well as a brick-block driveway to the right-hand side leading to a detached double garage. To the rear are further low-maintenance gardens, mainly brick-block paved, with a selection of mature plants, shrubs, and trees.

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## DESCRIPTION

Located in a sought-after residential area of Wrexham, this detached and characterful home offers spacious and versatile accommodation throughout. The property features a bright living room leading to a dining area, a fitted kitchen, and two ground-floor bedrooms with a modern shower room. Upstairs, there are two additional bedrooms, a cloakroom, and potential for an en-suite. Externally, the home benefits from attractive low-maintenance gardens, a brick-block driveway, and a detached double garage. While requiring some modernisation, this charming property provides an excellent opportunity to create a beautiful family home in a desirable location.



## LOCATION

Erddig Road is a highly regarded residential area located close to Wrexham town centre. The area offers a blend of character properties and modern homes, providing a peaceful yet convenient setting. Residents benefit from easy access to local amenities, schools, and public transport links, as well as being within walking distance of the beautiful National Trust Erddig estate — ideal for scenic walks and outdoor activities. The A483 is also nearby, offering excellent road connections to Chester, Oswestry, and the wider North Wales region.



## ENTRANCE HALL

15'3" x 6'3"

With a semi-vaulted ceiling, staircase with iron balustrade and storage cupboard beneath, radiator, and glazed doors opening to the living room, kitchen, both bedrooms, and the shower room.



## LIVING ROOM

19'3" x 16'4" max

Featuring an impressive large bay window to the front elevation with timber-framed double-glazed units. The room includes four radiators, a living-flame gas fire set on a slate hearth with an Adam-style surround, and an open walkway through to the dining room.



## DINING ROOM

11'8" x 8'8"

With a double-glazed window to the rear elevation, radiator below, and doorway to the kitchen.



## KITCHEN

12'0" x 10'6"

Fitted with a range of white wall, base, and drawer units complemented by stainless steel handles and work surfaces incorporating a ceramic one-and-a-half bowl sink unit with mixer tap and tiled splashbacks. Space and plumbing for a washing machine, floor-standing Worcester gas boiler, double-glazed window to the rear elevation, and a double-glazed door opening to the rear garden.





**SHOWER ROOM**

6'3" x 6'3"

Installed with a white suite comprising an oversized shower enclosure with dual-head thermostatic shower and panelled walls, vanity unit with wash hand basin and mixer tap, and a dual-flush low-level WC. Chrome heated towel rail and opaque double-glazed window to the rear elevation.



**BEDROOM TWO**

11'0" x 9'6"

Double-glazed window to the rear elevation with radiator below.



**FIRST FLOOR LANDING**

Access to loft space, single-glazed window to the rear elevation, airing cupboard, and cloakroom fitted with a dual-flush low-level WC, wash hand basin, partially tiled walls, and single-glazed opaque window to the rear elevation with radiator below.



**BEDROOM THREE**

14'5" x 9'9"

Access to eaves storage, range of fitted wardrobes along one wall, single-glazed window to the side elevation, and door to:



**ENSUITE SHOWER ROOM**

6'4" x 2'7"

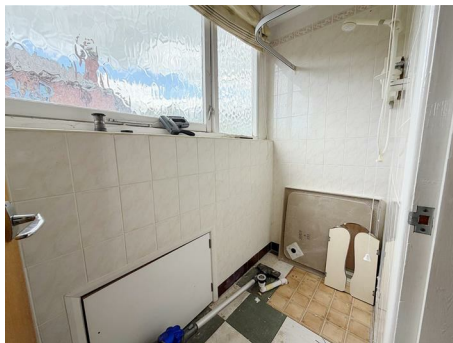
Partially tiled, previously fitted with a shower base (currently removed). Wall-mounted electric shower and opaque window to the rear elevation.



**BEDROOM ONE**

14'2" x 11'0"

Double-glazed window to the front elevation with radiator below.



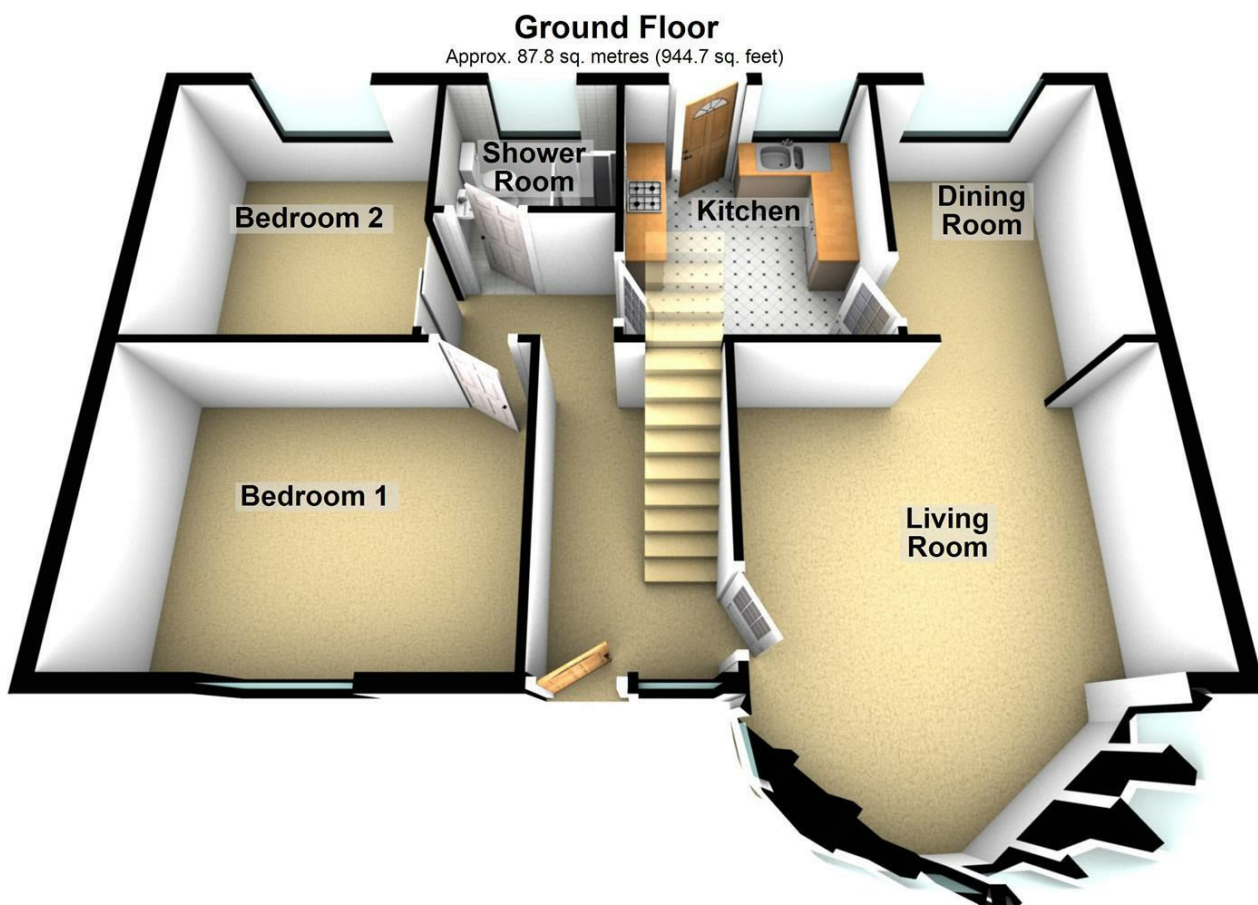
**BEDROOM FOUR**

16'9" x 9'9" max

Range of fitted wardrobes with triple sliding doors and single-glazed window to the side elevation with radiator below.

**DETACHED GARAGE**

With up-and-over door and single-glazed window to the side elevation.



Total area: approx. 128.7 sq. metres (1385.5 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	75
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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