

# Town & Country

Estate & Letting Agents

Victoria Road, Wrexham

No Onward Chain £129,950



This inviting three-bedroom terraced property enjoys an ideal location for effortless access to Wrexham city centre, providing a wealth of amenities, schools, and convenient motorway connections. Recently re-carpeted, the residence boasts ample natural light and features UPVC double glazing and gas central heating for added comfort. The property includes front and rear courtyard gardens, enhancing the outdoor space. Internally, the layout comprises a vestibule, entrance hall, spacious living room, dining room, well-appointed kitchen, rear hallway, a ground floor bathroom, and, on the first floor, a landing leading to three bedrooms. Offered with the advantage of no onward chain, this property presents a fantastic opportunity for a comfortable and convenient lifestyle.

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## Location

The terrace house on Victoria Road in Wrexham offers a desirable living experience, situated in a vibrant neighbourhood with excellent transport links, including nearby bus stops and Wrexham Central railway station, facilitating convenient commuting. The location provides easy access to a variety of local amenities, such as supermarkets, cafes, restaurants, and shops, ensuring everyday needs are met conveniently. Moreover, the bustling Wrexham town centre, known for its diverse retail and entertainment options, is within reach for leisure activities and shopping. Overall, this terrace house offers a comfortable and accessible living space in the heart of Wrexham, with a wealth of amenities and schools in close proximity.



## Externally front

The front exterior of this property features a predominantly golden gravelled forecourt, offering a low-maintenance and visually appealing landscape. An iron gate provides access and opens to a well-defined paved pathway that leads to the front door, enhancing the property's curb appeal and providing a welcoming entry point.

## Vestibule

The entrance to the property is through a welcoming UPVC stained glass and leaded double glazed front door, introducing laminate flooring and a vestibule area. The vestibule offers an open layout, seamlessly transitioning into the entrance hall, creating a sense of spaciousness and flow.

## Entrance hall

The entrance hall features a radiator and a staircase ascending to the first-floor accommodation, combining both functionality and design. This area serves as the central hub of the home, providing access to different parts of the property. An inviting door from the entrance hall opens into the living room, creating an accessible and well-connected layout within the residence.



## Living room

11'8" x 10'4"

The living room is a welcoming space with a window that faces the front elevation, allowing natural light to illuminate the room and offering a view of the surroundings. A radiator ensures a comfortable temperature, adding to the cosy ambiance. The room is elegantly designed with a coved and textured ceiling, enhancing its aesthetic appeal. Additionally, a door opens to the dining room, providing a seamless transition between these living areas, making it conducive to entertaining and social gatherings.



## Dining room

11'3" x 10'4"

The dining room is a well-lit and inviting space with a window that faces the rear elevation, offering a pleasant view and allowing natural light to brighten the room. A radiator ensures a comfortable atmosphere, making it an ideal area for dining and gatherings. The textured and coved ceiling adds a touch of elegance to the room's design. The dining room features a convenient throughway to an under stairs storage area, optimizing space for organization. Additionally, an arched throughway provides easy access to the kitchen, enhancing the flow and connectivity between these key living spaces.



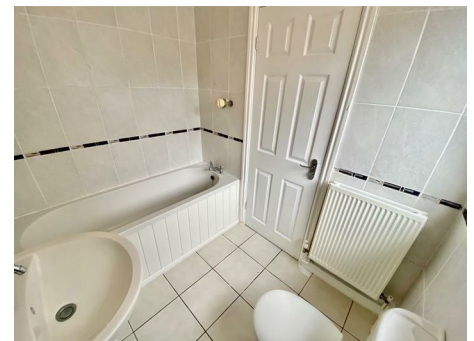
## Kitchen

9'1" x 6'8"

The kitchen is a standout feature of the home, boasting an attractive shaker-style design with a range of well-crafted wall and base units, perfectly complemented by sleek stainless steel handles. The ample worksurface space is not only aesthetically pleasing but also highly functional, incorporating a stainless steel single drainer sink unit with a mixer tap and tiled splashbacks, providing both convenience and style. The kitchen is equipped with integrated appliances, including an oven, hob, and fridge, ensuring a modern and efficient cooking experience. For added convenience, the vendors will provide a washing machine. The flooring is ceramic tiled, combining durability and ease of maintenance. A window facing the side elevation allows natural light to fill the space and provides a pleasant view. A door off the kitchen opens to the rear hallway, enhancing the overall accessibility and flow within the property.

## Rear hallway

The rear hallway features a durable ceramic tiled floor, combining both practicality and aesthetic appeal. A built-in storage cupboard provides a convenient storage solution, enhancing the organization of the living space. From this hallway, a door opens to the ground floor bathroom, offering easy accessibility. Additionally, a UPVC double glazed door opens to the rear courtyard, seamlessly connecting the indoor space to the outdoor area.



## Bathroom

6'8" x 5'5"

The bathroom features a panel bath with a mixer tap,

dual flush, low-level WC, and a pedestal wash hand basin. The ceramic tiled floor and fully tiled walls offer a sleek and easy-to-maintain look. It includes an extractor fan, radiator, and an opaque window facing the side elevation, providing both comfort and privacy.



### First floor landing

The first floor landing showcases a white banister and a series of spindle balustrades, adding a touch of elegance and safety to the space. The layout includes access doors to all three bedrooms, allowing for convenient movement between rooms. Additionally, there's a hatch providing access to the loft, offering potential for storage or further development.



### Bedroom one

13'9" x 11'10"

Bedroom one is a generously sized room with two windows facing the front elevation, filling the space with natural light and providing a view of the surroundings. The room is enhanced by a textured ceiling, adding character and style. A radiator ensures a comfortable temperature, making this room a cosy retreat.



### Bedroom two

10'6" x 9'1"

Bedroom two features a window that faces the rear elevation, allowing natural light to brighten the room and offering a view of the outdoor scenery. The room is equipped with a radiator, ensuring a comfortable and cosy atmosphere, making it a comfortable living space.



### Bedroom three

9'8" x 7'1"

Bedroom three is a practical and well-designed space with a window facing the side elevation, providing natural light and a view of the surrounding area. The room includes a radiator, ensuring a pleasant temperature. Additionally, it features a large built-in cupboard that houses the Ideal Logic gas combination boiler, optimizing space and functionality within the room.

### Externally rear

At the rear of the property lies a charming walled courtyard, offering a private and tranquil outdoor space. Illuminated by a light, this area is perfect for outdoor activities and relaxation. A timber gated access leads to a small gravel garden beyond, providing a low-maintenance and aesthetically pleasing outdoor area.

### Viewings (Wrexham)

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

### To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

### Services (Wrexham)

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

### Mortgage Advice (Wrexham)

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.**

### Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm

Saturday - 9:00am - 4:00pm

### Additional Information (Wrexham)

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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.

