

# Town & Country

Estate & Letting Agents

Ffordd Gwynedd, Wrexham

No Onward Chain £130,000



Originally constructed as a three-bedroom semi-detached house, this property has undergone transformations over time, now featuring the addition of an upstairs bathroom. While the property would benefit from modern updates, it presents advantageous features such as efficient gas central heating and a predominantly UPVC double glazed window arrangement. Internally, the residence offers a thoughtfully arranged layout, encompassing various functional spaces. Upon entry, you are greeted by an inviting entrance porch, leading to a tastefully designed dining room, a well-appointed kitchen area, a comfortable living room, and a charming conservatory that extends the living space. Moving to the first floor, a landing area guides you to two bedrooms offering cosy retreats, along with a meticulously designed four-piece bathroom suite, catering to both relaxation and convenience.

The property's exterior is equally appealing, characterized by meticulously landscaped lawns in both the front and rear portions. The frontage is enhanced by the presence of double iron gates, providing access to convenient off-road parking, and continuing towards a practical garage space. Meanwhile, the rear garden offers a delightful paved patio, perfect for outdoor gatherings. Moreover, from the vantage point of the upper floor, the property treats occupants to picturesque panoramic views that extend over a remarkable distance.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
info@townandcountrywrexham.com

TEL: 01978 291345



## Location

Situated at 25, Ffordd Gwynedd in the charming village of Rhosllanerchrugog, Wrexham, this property enjoys a prime location that combines suburban tranquillity with convenient access to urban amenities. Rhosllanerchrugog is a vibrant and welcoming village known for its community spirit and picturesque surroundings. The property is nestled within a well-established residential area, offering a sense of peace and security. Residents can benefit from the local amenities and services that the village provides, including shops, schools, and parks, all within a short distance.

Wrexham, a historic town, is easily accessible from Rhosllanerchrugog and offers a wider array of shopping, dining, and entertainment options. The property's address on Ffordd Gwynedd places it within reach of major roadways, ensuring convenient connectivity to neighbouring areas and beyond. The combination of a peaceful village setting and proximity to urban amenities makes this location an ideal choice for those seeking a balanced lifestyle in the Wrexham area.



## External Front

Externally, at the front of the property, a set of double iron gates graciously open to reveal a convenient off-road parking area. This parking space extends beneath a practical carport, providing shelter for vehicles. Adjacent to this, an aluminium detached garage stands ready to accommodate additional parking or storage needs. The front garden, mostly laid to lawn, adds a touch of greenery and charm to the property's entrance, creating a welcoming first impression.



## Entrance Porch

The entrance porch welcomes you as you pass through a front door adorned with timber panelling and glazing. This area features a window that overlooks the front of the property and another window to the side, allowing ample natural light. Additionally, an interior glazed door connects the entrance porch to the dining room, seamlessly transitioning between spaces.



## Kitchen

11'7" x 7'3"

The kitchen is equipped with a range of wall and base units, providing ample storage. The work surface houses a stainless steel single drainer sink unit, complemented by a ceramic tiled floor. The kitchen is also furnished with a built-in stainless steel oven, hob, and extractor. Natural light graces the space through two UPVC double glazed windows that face the rear of the property. A wall-mounted gas combination boiler is also conveniently situated here. Furthermore, a UPVC double glazed door opens to the side elevation of the property, enhancing accessibility and connectivity.



## Living Room

15'8" x 11'8"

The living room features inviting timber laminate flooring that adds warmth to the space. A UPVC double glazed window graces the front elevation, infusing the room with natural light. A radiator ensures a comfortable ambiance, while an exposed brick feature fireplace adds character and charm to the room. Notably, glazed double doors elegantly connect the living room to the conservatory, creating a seamless transition between indoor and outdoor living areas.



## Conservatory

11'9" x 7'4"

The conservatory offers a delightful space with the inclusion of a radiator, allowing for year-round enjoyment. Its construction features a low brick wall complemented by a double glazed timber frame. This design choice ensures a comfortable and welcoming atmosphere while allowing abundant natural light to flood the space. The conservatory is further enhanced by a patio door that opens gracefully to the rear garden, creating a harmonious connection between the interior and the outdoor living area.

## First floor landing

The first floor landing is characterized by a UPVC double glazed window that overlooks the

rear elevation, offering a glimpse of the surrounding views. This area provides access to the loft space, contributing to storage and utility. The landing also features doors that lead to bedroom one and two, as well as providing entry to the bathroom, ensuring convenient accessibility to the different living areas on this floor.



## Bedroom One

15'8" x 9'5"

Bedroom one is a generously proportioned double aspect room, benefiting from UPVC double glazed windows on both the front and rear elevations. The rear window offers the added advantage of providing expansive and captivating long-range views. Enhancing functionality, a built-in cupboard is situated over the bulkhead, offering convenient storage solutions. Additionally, a radiator ensures a comfortable and cosy environment within the room.



## Bedroom Two

11 feet x 7'6"

Bedroom two is adorned with a UPVC double glazed window that faces the front elevation, welcoming natural light into the space. To ensure a comfortable temperature, a radiator is thoughtfully positioned in the room.



## Bathroom

7'9" x 7'1"

The bathroom is equipped with an elegant white four-piece suite, offering both style and functionality. This suite includes a panelled bath and a corner shower enclosure with an electric shower, catering to diverse bathing preferences. Completing the ensemble is a pedestal wash hand basin and a dual flush, low-level WC, ensuring convenience and modernity. A radiator is present to maintain a pleasant temperature within the space. The room is graced by an opaque UPVC double glazed window on the rear elevation, ensuring privacy while still allowing natural light to filter in. Moreover, the bathroom showcases partially tiled walls, adding a touch of sophistication to the overall design.



## Garden

The rear garden offers a delightful outdoor space designed for relaxation and enjoyment. A slightly elevated paved patio area serves as a focal point, providing an ideal spot for outdoor seating, dining, and entertaining. Beyond the patio, a lush lawn extends, providing a serene backdrop and space for various outdoor activities. The garden's charm is enhanced by the presence of fruit trees, which not only add visual appeal but also offer the possibility of enjoying homegrown produce. Adding to the

functional aspects of the garden, a greenhouse provides a dedicated space for cultivating plants and enjoying gardening activities. To ensure privacy and a defined boundary, the rear garden is enclosed by a series of well-maintained fence panels. This enclosure creates a sense of seclusion and security, allowing residents to fully enjoy the outdoor space in a peaceful and sheltered setting.

## 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.

## Hours of Business (Wrexham)

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

Saturday - 9:00am - 4:00pm

## Services (Wrexham)

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

## 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.

## Viewings (Wrexham)

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

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.

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