

Town & Country

Estate & Letting Agents

Gerald Street, Wrexham

£200,000



Conveniently positioned for easy access to the city centre and full of character and charm, this Victorian property offers excellent potential and retains many original features. Requiring a degree of modernisation, it benefits from gas central heating and UPVC double glazing. The spacious interior includes a welcoming entrance hall with Minton tile flooring, a bay-fronted living room, a separate dining room, and a kitchen/breakfast room fitted with light oak-style units. The first floor continues the period appeal with an oak banister and balustrade, leading to three bedrooms, a study/box room, and a bathroom. Externally, the property offers off-road parking to the front and a private walled courtyard to the rear, with a generous south-facing garden beyond.

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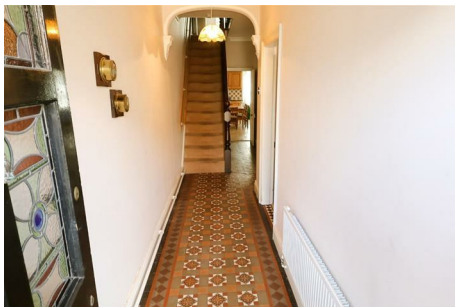
DESCRIPTION

Ideally situated for easy access to the city centre, this charming Victorian home is full of character and period features, including Minton tile flooring, ornate ceiling details, and original fireplaces. While requiring some modernisation, it benefits from gas central heating, UPVC double glazing, and spacious accommodation throughout. The ground floor offers a welcoming entrance hall, bay-fronted living room, separate dining room, and a generous kitchen/breakfast room with fitted units and integrated appliances. Upstairs, a spacious landing leads to three well-proportioned bedrooms, a study/box room, and a family bathroom. Externally, the property features off-road parking to the front, a private walled courtyard to the rear, and a generous, sunny south-facing garden beyond—offering excellent outdoor potential in a sought-after location.



LOCATION

A sought-after location in Wrexham, offering easy access to local amenities, schools, and transport links. This address provides a quiet, residential setting while still being close to the conveniences of the town.



ENTRANCE HALL

27 x 5'3

A leaded stained glass front door opens into a welcoming entrance hall featuring original Minton tile flooring, a radiator, an ornate

archway, and a decorative ceiling rose. Doors lead off to the living room, dining room, and kitchen, while a staircase with an oak banister and spindle balustrade rises to the first-floor accommodation.



LIVING ROOM

15'8 x 12'2

Featuring a bay window to the front elevation, this room includes a radiator, a marble fireplace with an Adam-style surround, and a coved ceiling adorned with a central ornate ceiling rose.



DINING ROOM

12'5 x 10'8

Includes a radiator and a rear-facing window, and is highlighted by a cast-iron fireplace with a slate Adam-style surround.



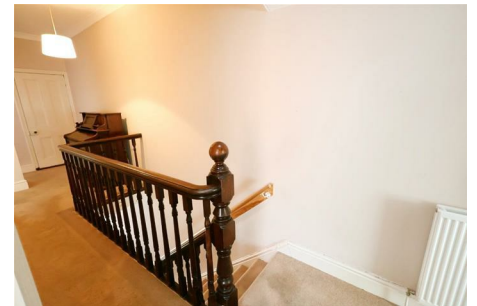
KITCHEN/BREAKFAST ROOM

17'6 x 10'5

The kitchen features a range of light oak-style wall, base, and drawer units, complemented by

a display cabinet and ornate handles.

Generous worktop space includes a twin-bowl single drainer sink with mixer tap. There is provision for a cooker with extractor hood above, and integrated appliances include a dishwasher, fridge, and freezer, with additional plumbing and space for a washing machine and dryer. A ceramic tiled floor and partially tiled walls add practicality, while an understairs storage cupboard with lighting provides extra convenience. Rear and side-facing windows offer natural light, and a matching cupboard houses the Ideal Logic gas boiler. A UPVC double-glazed door leads to the rear courtyard.



FIRST FLOOR LANDING

The oak banister and spindle balustrade continue from the entrance hall to a generous first-floor landing, which features a radiator, a stained glass loft hatch, and doors leading to all bedrooms and the bathroom.



BEDROOM ONE

12'8 x 12'3

Featuring two front-facing windows with a radiator positioned beneath.



BEDROOM TWO

11'3 x 12'5

Includes a rear-facing window with a radiator situated beneath.

BEDROOM THREE

10'9 x 9'4

Includes a fitted airing cupboard with shelving, a rear-facing window, and a radiator beneath.



STUDY/BOX ROOM

with a window facing the front elevation.



BATHROOM

6 x 5'9 (max)

Fitted with a panel bath featuring a thermostatic shower and screen, a low-level WC, and a pedestal wash hand basin. The bathroom has tiled walls, a radiator, an opaque window to the side elevation, and a panel seating area with recessed downlights.



EXTERNALLY FRONT

Access to the property's off-road parking is framed by two brick pillars.



EXTERNALLY REAR

At the rear of the property is a paved walled courtyard with a timber storage unit. Timber gates open to a right-of-way that runs along the back of the property, leading to a generously sized garden with a sunny south-facing aspect.

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.

Additional Information

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.

