

# Town & Country

Estate & Letting Agents

Portal Avenue, Wrexham

Offers In Excess Of  
£125,000



Ideally located close to the city centre and everyday amenities, this two double bedroom home features uPVC double glazing and gas central heating. The accommodation includes an entrance porch, open-plan living/dining room, inner hallway with stairs, and a modern kitchen with black wood grain effect units. Upstairs offers two double bedrooms and a stylish three-piece bathroom. Outside, there is paved off-road parking to the front and a low-maintenance rear garden with a brick outbuilding, decked patio, artificial lawn, gravel area, and gated access to a communal car park with an allocated space.

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## DESCRIPTION

Ideally situated for easy access to the city centre as well as a host of everyday amenities and facilities, this two double bedroom property benefits from uPVC double glazing and gas central heating. In brief, the accommodation comprises an entrance porch, a living/dining room, an inner hallway with stairs to the first-floor accommodation, and a kitchen fitted with black wood grain effect wall, base, and drawer units. The first-floor landing provides access to two double bedrooms and a three-piece bathroom suite. Externally, the front of the property offers paved off-road parking, while the rear features a low-maintenance garden with a brick outbuilding, decked patio, artificial lawn, gravel area, and timber rear access leading to the communal car park with an allocated parking space.



## LOCATION

Situated in a well-established residential area just minutes from Wrexham town centre AND offering a fantastic blend of convenience, connectivity, and community. The location benefits from excellent access to a wide range of local amenities including supermarkets, schools, healthcare services, cafes, and leisure facilities — all within easy reach. Wrexham Central and General railway stations are nearby, providing regular services to Chester, Shrewsbury, and beyond, making it an ideal location for

commuters. The property also enjoys excellent road links via the A483 and A534, connecting you quickly to the wider North Wales and North West regions. For families, the area is served by well-regarded primary and secondary schools, while the surrounding parks and green spaces offer opportunities for recreation and relaxation. The nearby Eagles Meadow Shopping Centre provides a variety of retail, dining, and entertainment options, enhancing the lifestyle appeal of this convenient and sought-after postcode. Whether you're a first-time buyer, downsizer, or investor, LL13 8SU offers a superb balance of accessibility and local charm.

## PORCH

6'6 x 2'8

The property is entered through a uPVC double-glazed front door, which opens onto wood grain effect laminate flooring. There is a window to the front elevation and a door leading to the living/dining room.



## LIVING/DINING ROOM

15'6 x 11'4

Featuring wood grain effect laminate flooring, a fireplace with a surround incorporating shelving alcoves, a window to the front elevation, and an open throughway leading to the inner hallway.



## INNER HALLWAY

11'4 x 5'4

With wood grain effect laminate flooring, a white column-style radiator, and an open throughway to the kitchen. Stairs with spindle balustrade rise to the first-floor accommodation, with storage cupboards beneath. A uPVC double-glazed door opens to the rear garden.



## KITCHEN

9'7 x 10'2

The kitchen is fitted with black wood grain effect wall, base, and drawer units, complemented by stainless steel handles. Worksurface space houses a stainless steel single bowl, single drainer sink unit with an adjustable mixer tap. There is space for a cooker with a stainless steel and glass canopy extractor hood above. A cupboard houses the wall-mounted gas combination boiler, with space and plumbing below for a washing machine. Recessed downlights are set into the ceiling, and a window faces the rear elevation.

## FIRST FLOOR LANDING

With a built-in cupboard, access to the loft, wood grain effect laminate flooring, and a continuation of the banister and spindle balustrades from the inner hall. Doors lead to both double bedrooms and the bathroom.



## BEDROOM ONE

15'5 x 10'10

With light grey wood grain effect laminate flooring, two windows to the front elevation, and a radiator.



## BEDROOM TWO

11'0 x 9'3 (max)

With wood grain effect laminate flooring, a window to the rear elevation, and a radiator below.



## BATHROOM

5'5 x 5'3

Fitted with a panelled bath with mixer tap and thermostatic shower over, a dual flush low-level WC, and a vanity unit with wash hand basin and mixer tap. The walls are tiled, the floor is ceramic tiled, and there is a chrome heated towel rail. An opaque window faces the rear elevation, and recessed downlights are set into the ceiling.



## EXTERNALLY

To the front of the property is paved off-road parking, along with an outside light to the right-hand side of the main entrance door. A low-maintenance rear garden featuring a brick outbuilding, a decked patio area, artificial lawn and gravel garden, with timber rear access. There is also an outside light and water supply. The property benefits from an allocated parking space within the communal car park to the rear.

## Services (Wrexham)

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

Tenure: Freehold

Council Tax Band B £1706.00

## 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 a member of our team who will assist you further.

## 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.

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