

# Town & Country

Estate & Letting Agents

Erddig Road, Wrexham

Offers Over £350,000



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"

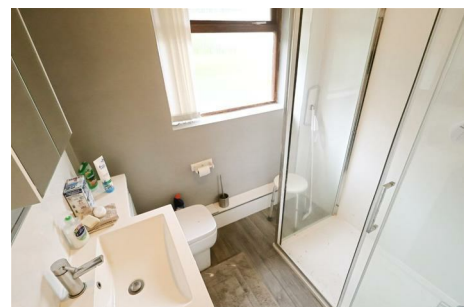
With a double-glazed window to the rear elevation, radiator below, and doorway to the kitchen.



## 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 ONE

14'2" x 11'0"

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



## 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 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.



## EXTERNALLY

A brick-block driveway extends along the right-hand side of the property to the detached double garage. The front garden is mainly paved and well stocked with a variety of plants, shrubs, and a mature tree. The rear garden offers further low-maintenance outdoor space, predominantly brick-block paved with a stone retaining wall and planted borders featuring established shrubs.

## 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.

## Services (Wrexham)

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

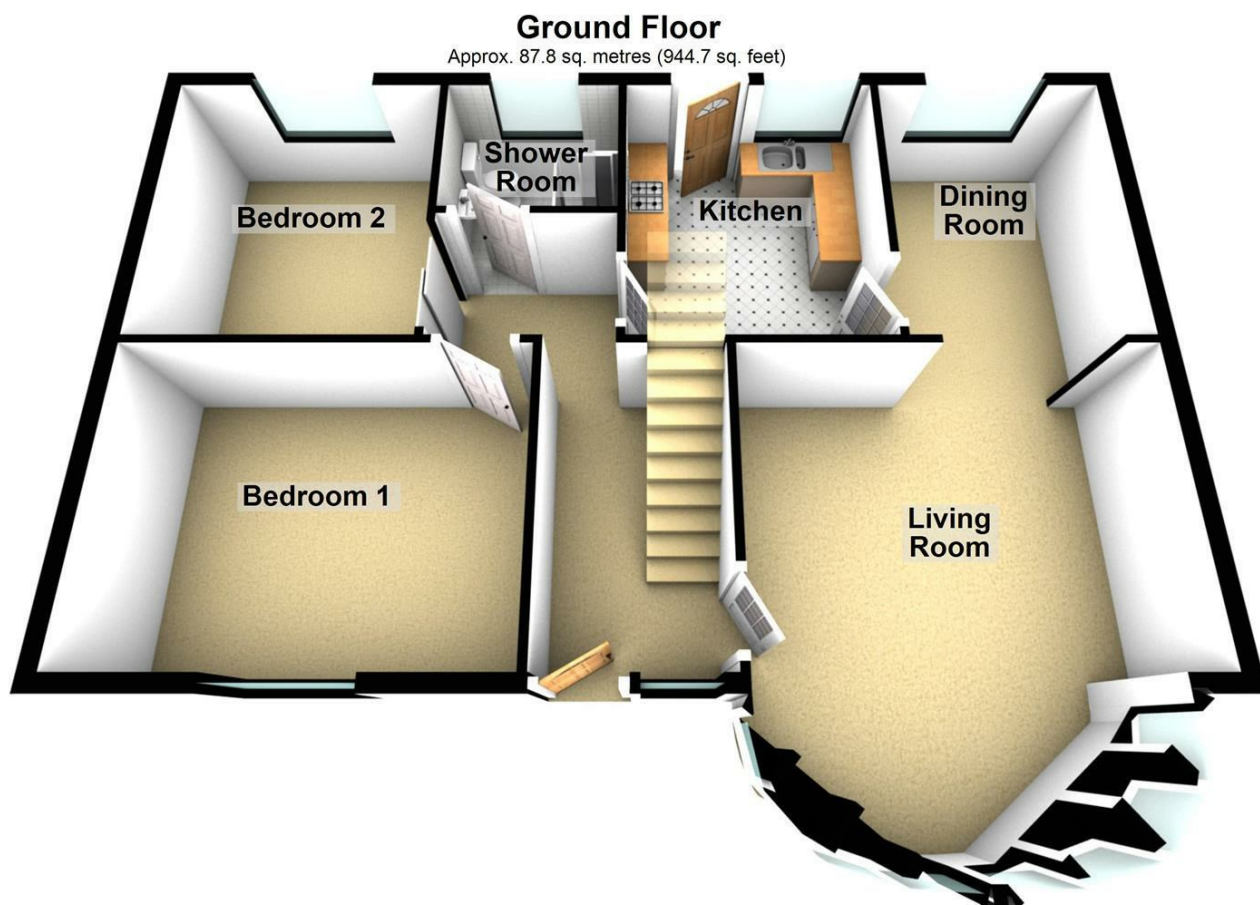
## To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

## Viewings (Wrexham)

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





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

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

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.