

Town & Country

Estate & Letting Agents

Poplar Avenue, Wrexham

£175,000



A beautifully refurbished two-bedroom detached period home offering a spacious living/dining room, modern kitchen, stylish bathroom, off-road parking, garage, and an attractive rear garden. Ready to move into and ideally located for village amenities.

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DESCRIPTION

This beautifully presented detached two-bedroom period home has, in recent years, undergone a comprehensive programme of modernisation and refurbishment by the current owners and should be viewed to be fully appreciated. Benefiting from uPVC double glazing and gas central heating, the internal accommodation briefly comprises an inviting entrance hall, a spacious triple-aspect living/dining room with a cast-iron log burner, a stylish kitchen fitted with contemporary units and integrated appliances, and a rear hall with cloakroom WC completing the ground floor. The first floor offers access to a beautifully appointed bathroom and two well-proportioned double bedrooms. Externally, the property includes a small forecourt to the front, a paved driveway providing off-road parking and access to the garage, and a rear garden laid to both paving and lawn.



LOCATION

Rhosllanerchrugog is a thriving and well-established village located just a short distance from Wrexham town centre. The village offers an excellent range of amenities including shops, cafés, schools, pubs, and local services, along with regular public transport links. Its strong sense of community, convenient access to the A483 for commuting, and proximity to beautiful countryside make it a highly desirable place to live.



ENTRANCE HALL

13'8 x 3'6

The property is entered through a uPVC door with an opaque double-glazed window above, opening into an inviting entrance hall with exposed floorboards, a radiator, and an ornate archway with ceiling mouldings. Stairs rise to the first-floor accommodation. A partially glazed internal door opens to the living/dining room.



LIVING/DINING ROOM

27'3 x 12'0

A lovely, open and spacious triple-aspect room featuring a continuation of the exposed floorboards from the entrance hall. There are windows to the front and side elevations, two radiators, and ceiling mouldings within the sitting area. A cast-iron log burner is set on an exposed brick hearth. Within the dining area, uPVC double-glazed French doors open to the rear garden, and a door leads to the kitchen.



KITCHEN

17'0 x 7'5

The kitchen is fitted with an array of attractive dark-blue Shaker-style wall, base, and drawer units complemented by stainless steel handles. Ample solid wood work surfaces incorporate a breakfast bar and house a resin one-and-a-half bowl sink unit with adjustable mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, induction hob, and extractor hood. There is space and plumbing for a washing machine, an understairs storage cupboard, two side-facing windows, a radiator, and a door opening to the rear hall.



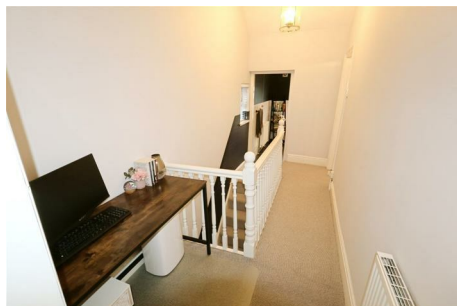
REAR HALL

The rear hall, like the kitchen, has a ceramic tiled floor. It includes a built-in cupboard housing the Worcester gas combination boiler, a further door opening to a cloakroom WC, and an opaque uPVC double-glazed door leading to the rear garden.

CLOAKROOM WC

5'0 x 2'8

Installed with a low-level WC, a corner wash hand basin, radiator, ceramic tiled floor, and a rear-facing window.



FIRST FLOOR LANDING

The first-floor landing features a banister with spindle balustrades, radiator, access to the loft, and doors to the bathroom and both double bedrooms.



BATHROOM

9'2 x 7'3

A beautifully presented bathroom fitted with a white three-piece suite comprising a panelled bath with mixer tap, shower extension, and protective glass screen; dual-flush low-level WC; and wash hand basin. The floor is ceramic tiled, the walls partially tiled, and there is a radiator, extractor fan, and opaque rear-facing window. Recessed downlights are set into the ceiling.



BEDROOM ONE

14'8 x 11'4

A generous principal bedroom with a radiator and a front-facing window.



BEDROOM TWO

13'1 x 9'7

A second double bedroom with a radiator and a rear-facing window.



EXTERNALLY

Directly to the front of the property is a forecourt. To the right-hand side, a driveway runs alongside the property, providing off-road parking, access to the garage, and timber-gated access to the rear garden. The rear garden features a paved courtyard area with an outside light, access to the garage, and a lawn with an additional paved patio area. There is an external water supply. The garden is enclosed by a combination of low brick walls and timber fence panels.

GARAGE

18'0 x 8'3

A single garage with an up-and-over door to the front, two opaque rear-facing windows, and a timber side access door.



Services (Wrexham)

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

Tenure: Freehold

Council Tax Band D - £2193.00

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.

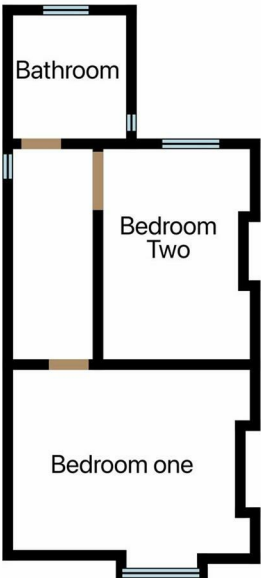
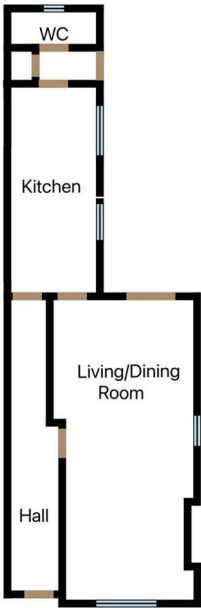
Mortgage Advice (Wrexham)

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.



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.

