

Town & Country

Estate & Letting Agents

Erddig Road, Wrexham

£340,000



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.

Property Particulars Disclaimer

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

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The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are

advised to confirm availability with the Agent before travelling to view.

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These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

Services (Wrexham)

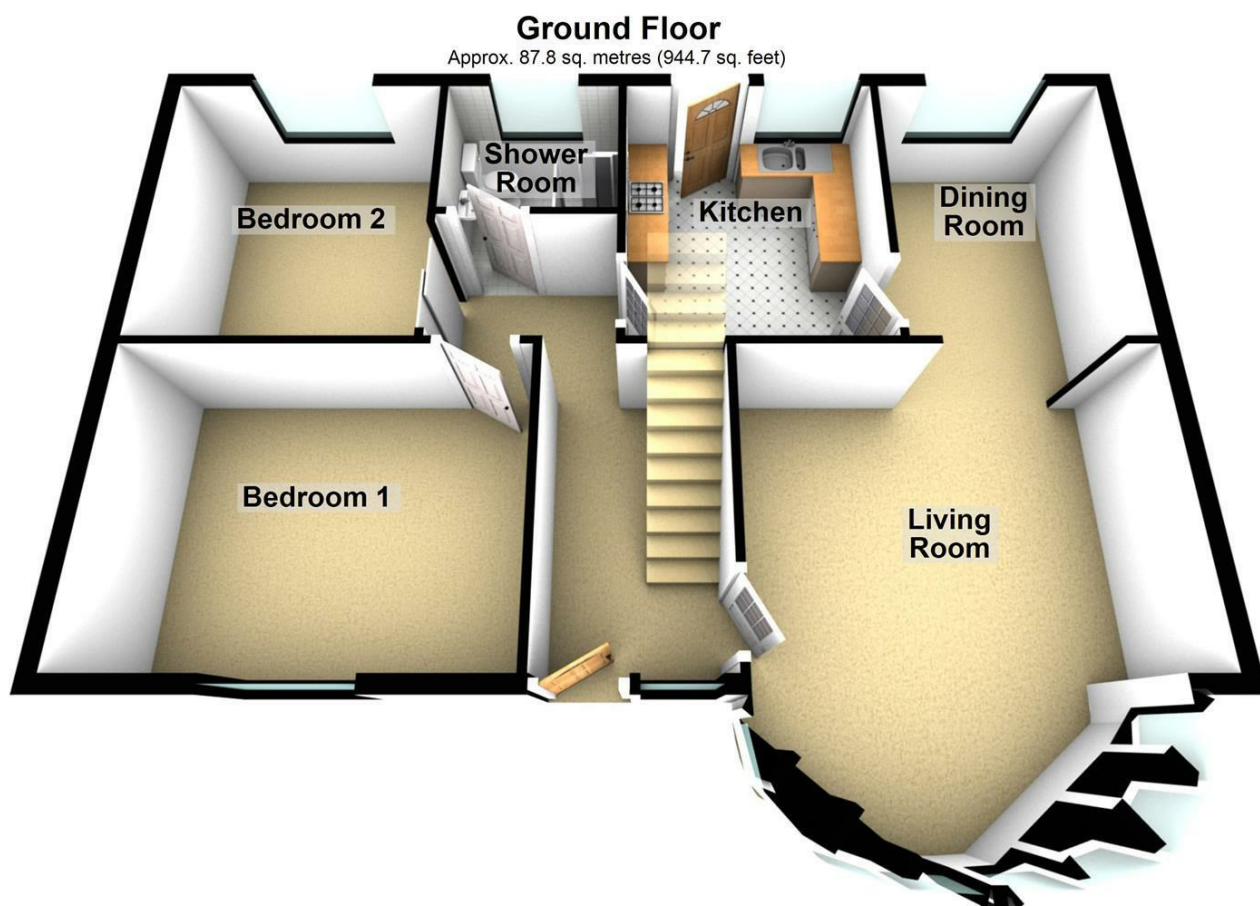
The agents have not tested any of the appliances listed in the particulars.

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	

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