

# Town & Country

Estate & Letting Agents

Mawddwy Avenue, Wrexham

£137,000



This is a two-bedroom terraced property located within a residential area of Wrexham, with access to local amenities and road networks. The accommodation comprises an entrance hall, living room, dining room, and a rear kitchen fitted with wall and base units and access to the rear garden. To the first floor, there are two double bedrooms and a bathroom fitted with a three-piece suite. The property benefits from UPVC double glazing and gas central heating. Externally, the front of the property has a gated forecourt with artificial lawn. To the rear is a low-maintenance courtyard garden with gated access and access to a single semi-detached garage, which has power and lighting. The property is available with no onward chain.

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## DESCRIPTION

This two-bedroom terraced property is accessed via a gated forecourt with an artificial lawn. The ground floor comprises an entrance hall with stairs to the first floor, a living room to the front elevation, a dining room to the rear, and a kitchen fitted with wall and base units, work surfaces, and space for appliances, with access to the rear garden. The first floor provides access to two double bedrooms and a bathroom fitted with a three-piece suite. Externally, there is a low-maintenance courtyard garden to the rear with gated access and access to a single semi-detached garage. The property also benefits from uPVC double glazing and gas central heating and is available with no onward chain.

## LOCATION

Mawddwy Avenue is a residential street located within the Stansty ward of Wrexham, approximately 1 km from Wrexham General railway station and within easy reach of the town centre. The area primarily comprises terraced and other residential properties and has access to local bus routes, schools, healthcare facilities, and everyday amenities. Nearby primary and secondary schools, parks, and public transport links provide convenient connections to surrounding areas and services.

## EXTERNALLY

The property is approached through a timber gate opening to a forecourt with an artificial lawn. The rear garden is low maintenance, with an external light and water supply, enjoying a sunny orientation and rear gated access, along with access to the single semi-detached garage.

## ENTRANCE HALL

Entered through an opaque uPVC double-glazed door opening into the entrance hall, with a radiator, stairs rising to the first-floor accommodation, and doors opening to the dining room and living room.



## LIVING ROOM

11'3" x 10'3"

With a window facing the front elevation and a radiator below.

## DINING ROOM

10'3" x 13'0"

Having a window facing the rear elevation with a radiator below, and a door opening to the kitchen.



## KITCHEN

18'4" x 6'6" (max)

With a door opening to the understairs storage cupboard, a radiator, and windows to the rear and side elevations. The kitchen is fitted with a range of cream shaker-style wall, base, and drawer units complemented by stainless steel handles and wood-grain effect work surfaces incorporating a breakfast bar. It houses a stainless steel single-drainer sink unit with mixer tap and tiled splashback. There is space for a cooker, along with space and plumbing for a washing machine, and an opaque uPVC double-glazed door opens to the rear garden.

## FIRST FLOOR LANDING

Having a banister with spindle balustrades, access to the loft, and doors opening to the bathroom and both bedrooms.





## BATHROOM

9'3" x 6'6"

Installed with a three-piece white suite comprising a panelled bath, dual-flush low-level WC, and pedestal wash basin, with partially tiled walls, a radiator, an opaque window to the rear elevation, and a double-door storage cupboard housing a wall-mounted gas combination boiler.



## BEDROOM ONE

13'3" x 11'7"

Having a radiator, two windows facing the front elevation, and featuring an ornamental cast-iron fireplace.



## BEDROOM TWO

13'0" x 8'0"

Having a built-in double wardrobe, a radiator, a window to the rear elevation, and also featuring an ornamental cast-iron fireplace.



## GARAGE

A single semi-detached garage accessed through double timber doors from the rear, having power and light, a single-glazed window to the side elevation, and rear pedestrian access.

## 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.

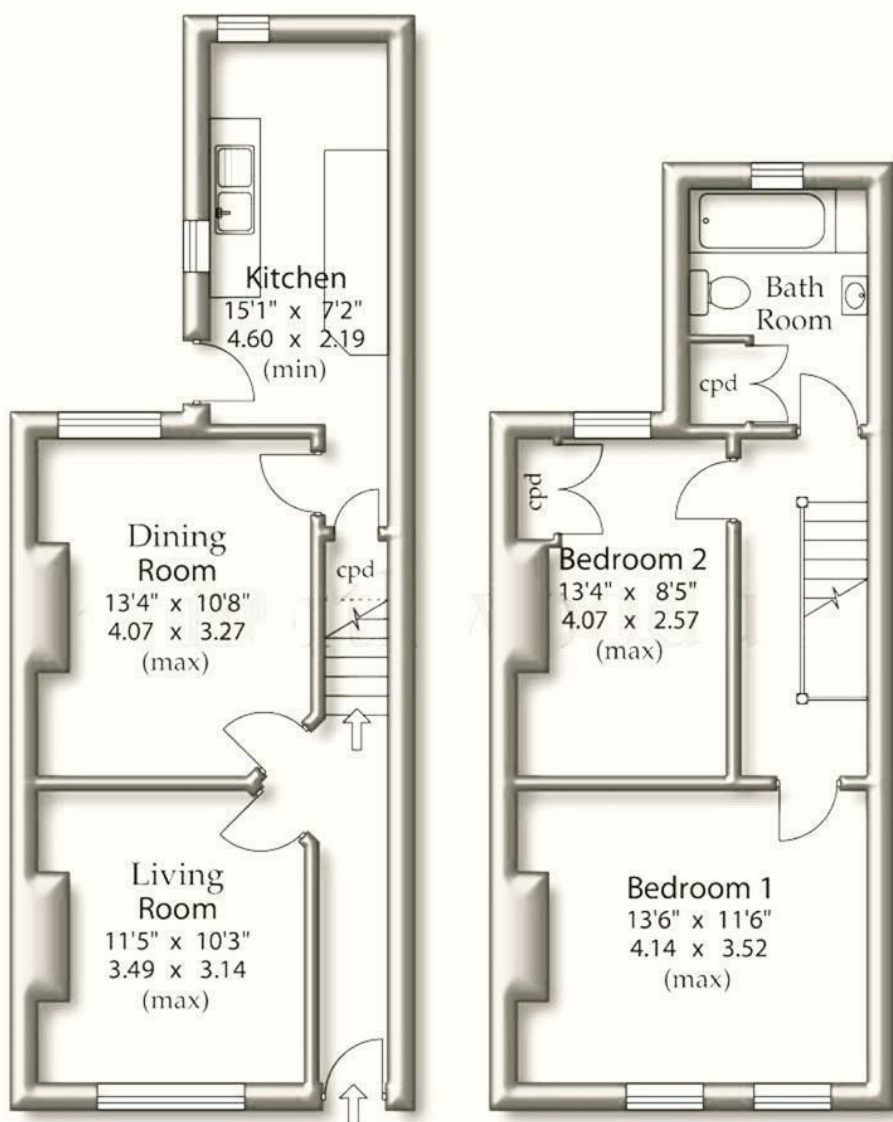
## To Make an Offer (Wrexham)

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.

## Mawddwy Avenue



Ground Floor

First Floor

For illustrative purposes only. Not to scale.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 85                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 62      |                         |
| (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.