Town & Country

Estate & Letting Agents

Percy Road, Wrexham

£359,950









A substantial traditional detached home offering three double bedrooms (with potential for five), two reception rooms with bay windows and feature fireplaces, cellar, outbuilding and low-maintenance gardens, conveniently located close to Wrexham city centre and transport links.

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DESCRIPTION

Situated within easy reach of Wrexham city centre, the local motorway network and a wide range of day-to-day amenities, this traditional detached property offers light and spacious accommodation throughout. The ground floor comprises an impressive entrance hall with cellar access, living room and dining room — both featuring bay windows and ornamental fireplaces — fitted kitchen, sitting room, utility room and rear hall.

The first floor provides three double bedrooms, including a principal bedroom with en-suite shower room, along with a spacious family shower room. The second floor is currently being converted to provide two additional double bedrooms (subject to building regulation approval). Externally, there is a brick block forecourt to the front and a further low-maintenance enclosed rear garden with outbuilding and pedestrian access.



LOCATION

Situated on Percy Road, the property enjoys a convenient residential setting within walking distance of Wrexham city centre. The area offers a range of shops, schools, supermarkets and leisure facilities, along with excellent road links providing easy access to the A483 for travel towards Chester, Oswestry and the wider motorway network.



ENTRANCE HALL

22’8” x 4’5"

An inviting and impressive entrance hall featuring a radiator and stairs with spindle balustrades rising to the first floor accommodation. Stairs beneath descend to the cellar. Doors lead to the dining room and living room, and there is an arched throughway to the rear hall.



LIVING ROOM

14'4" x 16'5"

With a bay window to the front elevation featuring single-glazed stained glass and leaded mullion windows. The room includes a radiator, coved ceiling with ceiling rose, and an ornamental cast-iron fireplace with slate hearth and Adam-style surround. Half-glazed double doors open to the sitting room.



SITTING ROOM

13'0" x 13'6"

With ceramic tiled flooring, a radiator, and windows to the side and rear elevations. Recessed downlights are set within the ceiling. A cast-iron log burner sits on a slate hearth within an exposed brick Adam-style surround. A glazed door opens to the utility room and a second glazed door opens to the rear hall.

UTILITY ROOM

8'9" x 4'5"

Fitted with wall units and work surface below incorporating space and plumbing for a washing machine and dryer. Ceramic tiled flooring, partially tiled walls, and windows to the side and rear elevations. Wall-mounted gas boiler.



KITCHEN

11'4" x 10'6"

Fitted with a range of light wood grain-effect wall, base and drawer units with stainless steel handles and ample work surface space. Incorporating a resin one-and-a-half bowl sink unit with mixer tap and tiled splashback. Space for a range cooker with extractor hood above, integrated slimline dishwasher and integrated fridge. Ceramic tiled flooring, recessed downlights, radiator, and arched window overlooking the rear garden. An archway leads through to the dining room.



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DINING ROOM

18’5” x 13’8” (into bay)

With light oak flooring, radiator, and an ornamental cast-iron fireplace with slate hearth and Adam-style surround. Coved ceiling with ceiling rose. Bay window to the front elevation with single-glazed stained glass and leaded windows.



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REAR HALL

With ceramic tiled flooring. Glazed doors lead to the sitting room and kitchen, and glazed double doors open onto the rear garden.



LANDING

With continuation of the banister and spindle balustrades. Attractive leaded and stained glass window to the rear elevation, radiator, door to the shower room, doors to three bedrooms, and staircase rising to the second floor.



SHOWER ROOM

11'6" x 9'10

A spacious shower room with wood grain-effect flooring, radiator, partially tiled walls and opaque window to the rear elevation. Fitted with an oversized shower enclosure with thermostatic rainfall shower, pedestal wash hand basin, and low-level WC.



BEDROOM ONE

14'4" x 13'1"

With radiator, window to the rear elevation, and opaque glazed door to the en-suite



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BEDROOM TWO

18'5" x 14'3" (into bay)

With bay window to the front elevation and radiator.



BEDROOM THREE

15'3" x 13'7" (into bay)

With bay window to the front elevation and radiator.

SECOND FLOOR/LANDING

The second floor is currently under construction to create two further bedrooms. The works will require approval and sign-off by the local authority upon completion. The landing has a window to the front elevation and doorways leading to both proposed bedrooms.



PROPOSED BEDROOM FOUR

14'2" x 13'8" (max)

With two double-glazed skylights to the front elevation.



PROPOSED BEDROOM FIVE

14'2" x 13'8"

Also with two double-glazed skylights to the front elevation.



CELLAR

19'3" x 13'2"

With head height of approximately 6'5", and having power and lighting.

EXTERNALLY

To the front of the property is a brick block forecourt with a concrete pathway leading to the front door. Access is gained through an iron gate, with a low brick boundary wall and iron railings. A low-maintenance rear garden predominantly laid with brick block paving, enclosed by brick walling and having timber gated pedestrian access, outside lighting and access to the brick outbuilding.

BRICK OUTBUILDING

approx. 10'0" x 8'8" (max)

With window overlooking the garden and benefiting from power and lighting.

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.
Council Tax Band - E (£2680)
Tenure - Freehold

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.

Property Particulars Disclaimer

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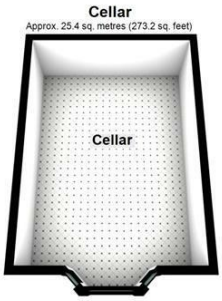
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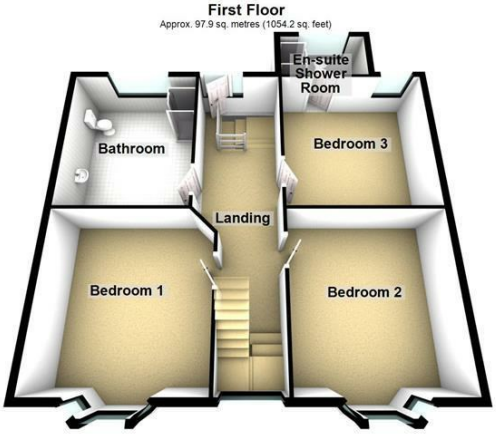
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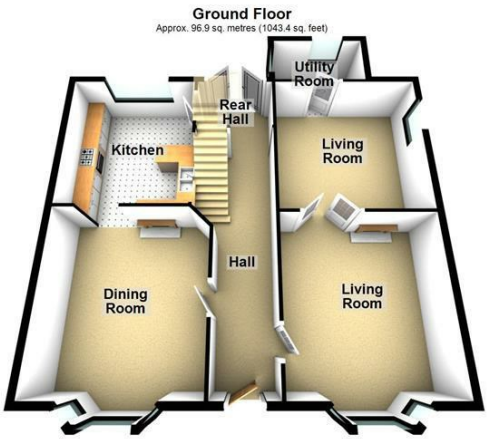
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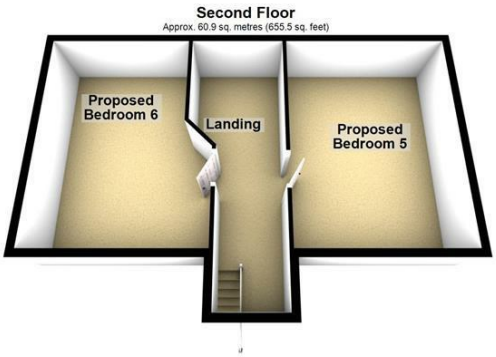
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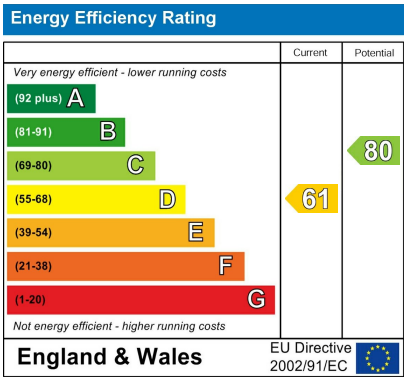
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