Town & Country
Estate & Letting Agents

Gerald Street, Wrexham

£220,000









Located within easy reach of Wrexham city centre, this well-presented Victorian property offers light and spacious accommodation throughout and benefits from UPVC double glazing and gas central heating. The current owner has undertaken a range of improvements, creating a stylish and characterful home ideal for modern family living. The internal accommodation briefly comprises an impressive entrance hall, living room featuring a cast-iron log burner, separate sitting room with parquet flooring, dining room with quarry tiled flooring and a recently refitted kitchen complete with shaker-style units and integrated appliances. To the first floor, the landing provides access to a modern three-piece bathroom suite, two generous double bedrooms both featuring ornamental cast-iron fireplaces, and a third single bedroom overlooking the rear garden. Externally, the property enjoys an attractive forecourt garden with slate chippings and quarry tiled pathway to the front, whilst to the rear is a beautifully maintained low-maintenance garden predominantly paved with golden gravel and stocked flower beds and borders.
** NO ONWARD CHAIN **

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DESCRIPTION

A beautifully presented Victorian three-bedroom property situated close to Wrexham city centre. Offering spacious accommodation, character features throughout, a recently refitted kitchen, low-maintenance rear garden and a new roof installed in 2023, this property is ideal for families and professionals alike.



LOCATION

Situated within a popular residential area close to Wrexham city centre, LL11 1EL offers excellent access to a range of local amenities including shops, restaurants, schools and leisure facilities. The property is conveniently located for commuting, with strong transport links to the A483 providing routes towards Chester, Oswestry and beyond. The area also benefits from nearby parks and recreational spaces, making it ideal for families and professionals alike.



ENTRANCE HALL

22'1 x 5'2

The property is entered through a solid wooden front door featuring an inset leaded glass window with an ornate stained glass feature above. Doors lead off to the living room, sitting room and dining room. The floor is finished in quarry tiles laid in a herringbone pattern, whilst stairs rise to the first-floor accommodation with spindle balustrades.



LIVING ROOM

13'6 x 12'3

Featuring a cast-iron log burner set upon a slate hearth beneath a light oak mantel, the room also benefits from a radiator, decorative ceiling mouldings and a feature bay window facing the front elevation with integrated plantation shutters.



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KITCHEN

15'0 x 9'8 (max)

An L-shaped kitchen featuring grey woodgrain-effect laminate flooring, a radiator, two windows to the side elevation and an open archway leading through to the rear hall. The kitchen has recently been refitted with a range of blue woodgrain-effect shaker-style wall, base and drawer units complemented by stainless steel handles and woodgrain-effect work surfaces.

The work surfaces incorporate a ceramic one-and-a-half bowl sink unit with adjustable mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, gas hob, extractor hood and dishwasher, together with space and plumbing for a washing machine. A matching cupboard houses the recently installed Worcester gas combination boiler.

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DINING ROOM

12'8 x 9'7

With quarry tiled flooring, a radiator and a window to the side elevation complete with integrated plantation shutters. A door opens through to the kitchen.

REAR HALL

Having a continuation of the grey woodgrain-effect laminate flooring from the kitchen, the rear hall also benefits from a storage cupboard and a double glazed wooden rear door opening onto the garden.



SITTING ROOM

13'6 x 9'9

Currently utilised as a workspace, this room features parquet

flooring laid in a herringbone style, a window facing the rear elevation and a radiator below.



FIRST FLOOR LANDING

Featuring a continuation of the banister and spindle balustrades from the entrance hall, with doors leading to the bathroom and all three bedrooms.



BATHROOM

6'10 x 5'6

Installed with a modern white three-piece suite comprising a P-shaped panelled bath with thermostatic shower and curved protective screen above, pedestal wash hand basin and dual flush low-level WC. The floor is ceramic tiled, the walls are partially tiled and additional features include a chrome heated towel rail, recessed ceiling downlights and an opaque window to the side elevation.



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BEDROOM ONE

15'7 x 11'5

A spacious principal bedroom with two windows facing the front elevation, a radiator and an attractive ornamental cast-iron fireplace.



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BEDROOM TWO

13'5 x 9'7

Also featuring an ornamental cast-iron fireplace, with a window facing the rear elevation and radiator below.



BEDROOM THREE

9'7 x 6'6

With a radiator and a window facing the rear elevation overlooking the garden.

ADDENDUM

In 2023, the roof was replaced, re-felted and re-insulated.



EXTERNALLY

Directly to the front boundary is a low brick wall with an iron gate opening onto a quarry tiled pathway leading to the front door, alongside a slate chip gravel garden. Positioned above the front door is a security light. To the rear, is a beautifully maintained low-maintenance garden predominantly paved with golden gravel and flower beds and borders stocked with a variety of plants and shrubs. Additional features include an outside light, external water supply and enclosed boundaries

formed by a combination of brick walling and timber fence panelling with timber rear access gate.



PATIO AREA



REAR GARDEN

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.
Tenure: Freehold
Council Tax Band D - £2,193.00

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)

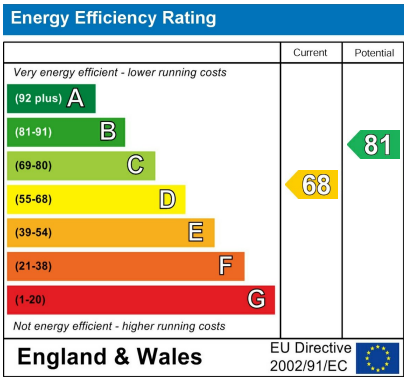
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies 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.

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