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Erlas Park Road, Wrexham

£245,000









A well-presented two-bedroom semi-detached bungalow offering comfortable single-storey living in a popular residential location. The accommodation comprises an entrance porch, spacious living room, fitted kitchen, two well-proportioned bedrooms and a modern family shower room. Externally, the property benefits from an enclosed, low-maintenance rear garden offering a good degree of privacy, together with a single garage featuring an electric up-and-over door. An ideal opportunity for those looking to downsize or enjoy convenient bungalow living.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

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DESCRIPTION

Situated in a popular residential location, this well-presented two-bedroom semi-detached bungalow offers comfortable and practical single-storey living, making it an ideal choice for those looking to downsize or enjoy a more manageable home. The accommodation comprises an entrance porch, a spacious living room with oak-effect laminate flooring, a fitted kitchen, two well-proportioned bedrooms and a modern family shower room. Externally, the property benefits from an enclosed, low-maintenance rear garden offering a good degree of privacy, together with a detached garage featuring an electric up-and-over door. Conveniently positioned for local amenities and transport links, this property offers an excellent opportunity for a variety of purchasers.



LOCATION

Situated in the popular residential area of Borras, 18 Erlas Park Road enjoys a convenient position within easy reach of Wrexham city centre. The surrounding area offers access to local shops, schools, supermarkets and everyday amenities, making it an appealing location for a range of purchasers. Wrexham city centre provides a wider selection of shopping, dining and leisure facilities, while nearby road links offer convenient access towards Chester and the surrounding areas. The location combines the benefits of an established residential setting with easy access to the amenities and transport connections of Wrexham.



ENTRANCE PORCH

5'6' x 3'89'

The property is entered via a UPVC double-glazed entrance door, complemented by an opaque glazed side panel allowing natural light into the porch. A useful storage cupboard with fitted shelving is positioned to the right-hand side, while an internal door to the left provides access to the living room.



LIVING ROOM

11'39' x 17'23'

A spacious and welcoming living room featuring light oak-effect laminate flooring and a window overlooking the front elevation, allowing plenty of natural light to enter. A large radiator is positioned beneath the window, while internal doors provide access to the kitchen and inner hallway, leading to both bedrooms and the family bathroom.



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KITCHEN

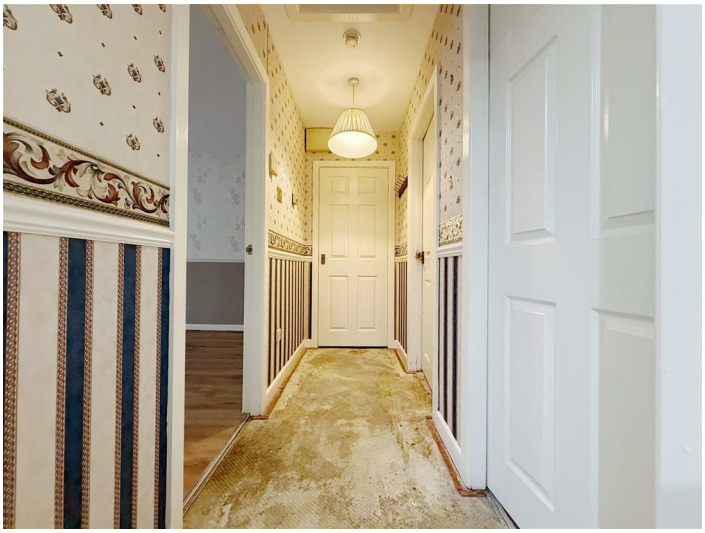
10'55' x 7'13'

The kitchen is fitted with laminate flooring and a range of oak-effect wall and base units, complemented by contrasting black worktops and neutral wall tiling. There is space and provision for a washing machine, cooker and fridge/freezer, while the Worcester combination boiler is also housed within the kitchen.

A UPVC double-glazed window overlooks the side elevation and is positioned above the sink, providing natural light to the room. A radiator is located to the left-hand side upon entering, while a UPVC double-glazed external door with a glazed panel provides convenient access to the rear garden.



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HALLWAY

3'41' x 9'51'

The inner hallway provides access to both bedrooms and the family bathroom, as well as a useful storage cupboard with fitted shelving, offering additional space for household essentials.



MAIN BEDROOM

10'68' x 12'94'

A generously proportioned main bedroom featuring neutral carpeting and a large UPVC double-glazed window overlooking the rear garden, allowing plenty of natural light into the room. A radiator is positioned beneath the window.



FAMILY SHOWER ROOM

7'16' x 6'60'

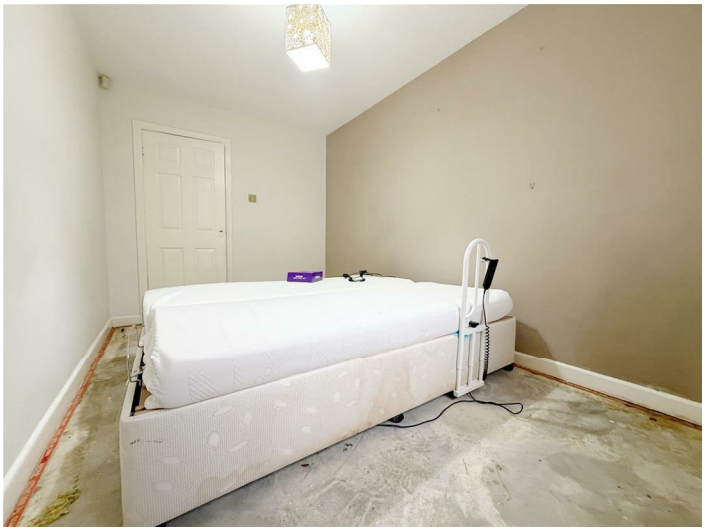
The modern family shower room is fitted with a walk-in shower enclosure, WC and freestanding wash basin, complemented by a radiator. The room features contemporary neutral-toned wall tiling and practical vinyl flooring, creating a bright and clean finish. A large opaque UPVC double-glazed window to the side elevation provides natural light while maintaining privacy.

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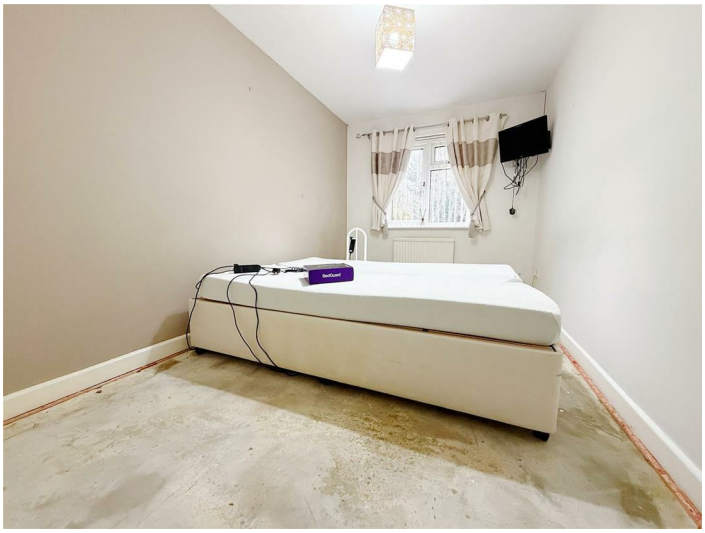
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BEDROOM TWO

12'91' x 8'01'

The second bedroom is another well-proportioned room, benefiting from a UPVC double-glazed window overlooking the rear garden, with a radiator positioned beneath. This versatile space could also be utilised as a guest bedroom or home office.

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REAR GARDEN

The property benefits from an enclosed, low-maintenance rear garden, predominantly paved and featuring a concrete seating area, providing space for outdoor furniture and entertaining. The garden is enclosed by timber fencing and offers a good degree of privacy, with no properties directly overlooking the rear. The garage is conveniently positioned to the right-hand side of the garden.



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EXTERNAL

Access to the side and rear of the property is provided via a timber gate, leading along a side passage towards the garage. A further gate provides access to the enclosed rear garden.

The property also benefits from a single garage, fitted with an electric up-and-over door operated by a remote-control fob, providing secure parking or additional storage space.

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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.

Property Particulars Disclaimer

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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.

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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.

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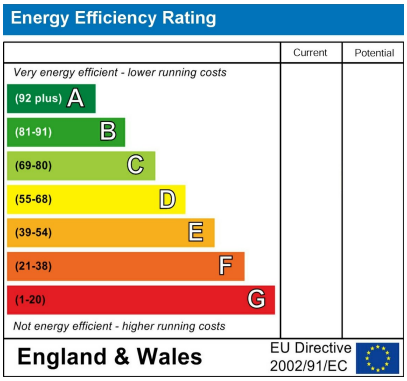
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COMING SOON



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