Town & Country
Estate & Letting Agents

Dodds Lane, Wrexham

£167,000









Town & Country Estate Agents are delighted to present this beautifully appointed two-bedroom home, situated in the popular residential area of Gwersyllt. Offering stylish and well-presented accommodation throughout, the property comprises an entrance hall, spacious open-plan living and dining room, contemporary fitted kitchen with a range of integrated appliances, two bedrooms and a family bathroom with a separate shower enclosure. Further benefits include engineered oak flooring, bespoke French-style shutters and an enclosed, low-maintenance rear garden with an outhouse benefiting from electricity. An ideal purchase for first-time buyers or those looking to downsize.

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DESCRIPTION

A beautifully presented two-bedroom home situated in the popular area of Gwersyllt, boasting spacious open-plan living accommodation, a contemporary kitchen with integrated appliances, bespoke French-style shutters and a well-appointed family bathroom. Externally, the property benefits from an enclosed, low-maintenance rear garden and an outhouse with electricity.



LOCATION

Situated on Dodds Lane in the popular village of Gwersyllt, the property is conveniently located for a range of local amenities, including supermarkets, shops, primary and secondary schools, leisure facilities and Gwersyllt railway station. The nearby A483 provides convenient road links to Wrexham, Chester and the surrounding areas, whilst Alyn Waters Country Park offers picturesque countryside walks and recreational facilities.

ENTRANCE HALL

Enter the property via a UPVC double-glazed front door with an opaque glazed panel, leading into the entrance hall. Stairs rise directly ahead to the first floor, with an internal door to the right-hand side providing access to the living accommodation.

OPEN PLAN LIVING SPACE

A beautifully presented open-plan living and dining room featuring engineered oak flooring flowing through from the entrance hall. The dining area benefits from a UPVC double-glazed window overlooking the rear garden, with an archway leading into the living room, where a further large UPVC double-glazed window overlooks the front elevation.

Additional features include recessed ceiling spotlights, wall-mounted lighting, a feature fireplace, bespoke French-style shutters and an oak internal door with a glazed panel. A further archway provides access to the kitchen.



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DINING ROOM

12'7" x 10'4"



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LIVING ROOM

11'6" x 10'1"



KITCHEN

9'10" (+recess) x 7'4" (29'6"'32'9"" (+recess) x 2

A contemporary kitchen fitted with a range of white high-gloss wall and base units, complemented by black marble-effect worktops, white metro-style tiled splashbacks and neutral grey tiled flooring. A UPVC double-glazed rear door with two glazed panels allows plenty of natural light into the room.

Integrated appliances include an electric hob, washing machine, wine cooler, microwave, oven, dishwasher and fridge freezer. The kitchen further benefits from recessed ceiling spotlights, bespoke French-style shutters and an additional area incorporating useful pantry and utility cupboard storage.

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UTILITY AREA

FIRST FLOOR LANDING

The first-floor landing is fitted with light grey carpeting and provides access to both bedrooms and the family bathroom.



MAIN BEDROOM

13'7" x 11'10")

A beautifully presented main bedroom fitted with neutral carpeting, recessed ceiling spotlights and a contemporary white vertical radiator. A UPVC double-glazed window with bespoke French-style shutters overlooks the front elevation. The bedroom further benefits from fitted wardrobes and drawers, providing ample storage, and an oak internal door.



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BEDROOM TWO

13'1" x 7'10"

A spacious double bedroom fitted with light grey carpeting and a UPVC double-glazed window overlooking the rear garden, with a radiator positioned beneath. Alcoves are situated on either side of the chimney breast.





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BATHROOM

8'0" x 7'5"

The family bathroom comprises a bath, WC, wall-mounted wash hand basin and a separate, fully tiled shower enclosure fitted with an electric shower. The walls are partially tiled around the wash hand basin, WC and bath, with a large radiator positioned to the left-hand side upon entering. An opaque UPVC double-glazed window overlooks the rear garden, whilst a further internal door provides access to a useful airing cupboard.



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REAR GARDEN

The enclosed, low-maintenance rear garden features a paved patio area and access to an outhouse benefiting from electricity. The remainder of the garden is predominantly laid to decorative gravel, complemented by feature paving. Timber fencing encloses both sides, with a brick boundary wall and additional fencing above to the rear, providing an attractive and private outdoor space.

BRICK OUTHOUSE

EXTERNAL

Services (Wrexham)

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

Council Tax Band - B

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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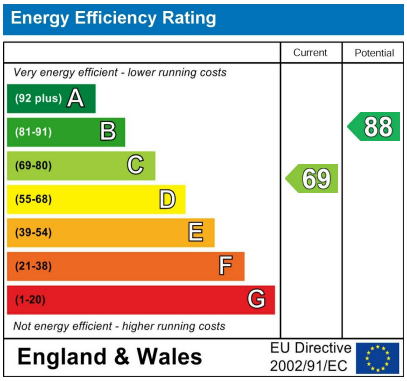
AWAITING FLOORPLAN

COMING SOON



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