

# Town & Country

Estate & Letting Agents

Wrexham Road, Wrexham

£140,000



168 Wrexham Road is a charming two-bedroom Victorian mid-terrace property combining attractive period features with a number of recent improvements. The accommodation includes two generous reception rooms, a newly fitted high-gloss kitchen, ground-floor shower room, two spacious double bedrooms and a newly fitted first-floor bathroom. Character features include quarry-tiled flooring, exposed ceiling beams, stained floorboards and Victorian cast-iron fireplaces. Sympathetically decorated in neutral tones, the property offers an appealing blend of traditional character and modern convenience, and viewing is highly recommended.

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## DESCRIPTION

A charming two-bedroom Victorian mid-terrace home offering two reception rooms, a newly fitted kitchen, ground-floor shower room and newly fitted first-floor bathroom. Retaining a number of attractive period features, including Victorian fireplaces, exposed beams and stained floorboards, the property combines traditional character with modern improvements

## LOCATION

The property is situated on Wrexham Road in the established village of Rhostyllen, conveniently positioned for access to Wrexham and the surrounding areas. The village offers a range of local amenities and is home to Ysgol Rhostyllen primary school, while the nearby A483 provides useful road connections for travel throughout the region.

The historic Erddig estate and parkland, now managed by the National Trust, is also situated nearby, providing attractive countryside and recreational opportunities within the wider area.



## ENTRANCE HALL



## LOUNGE

11'5" x 9'8"

Positioned to the front of the property, the lounge is entered via a white-painted six-panel wooden door and features oak-effect

laminate flooring. A white uPVC window overlooks the front elevation, with a radiator beneath. A stained pine fire surround with green tiled hearth provides a traditional focal point, while a white cupboard houses the gas meter.



## KITCHEN

10'0" x 6'8"

The newly fitted kitchen comprises a range of contemporary high-gloss grey slab-style wall and base units with a stainless-steel one-and-a-half bowl sink. There is space and plumbing for a washing machine together with space for a fridge/freezer.

White recessed downlights complete the modern finish. A half-glazed white uPVC door with opaque glazing provides access to the rear yard, while a further door leads to the ground-floor shower room.



## DINING ROOM

13'1" x 11'5"

A generously proportioned second reception room featuring oak-effect laminate flooring, exposed black ceiling beams and a radiator. Additional features include an understairs storage cupboard, a rear-facing white uPVC window and a stained pine fire surround with mirrored back and mock-marble hearth. A white-painted four-panel wooden door leads through to the kitchen.





## GROUND FLOOR SHOWER ROOM

6'2" x 5'9"

Newly fitted and finished with white marble-effect uPVC wall panelling, the shower room comprises a compact white vanity unit with mixer tap, square shower enclosure with Triton electric shower and a compact white WC. Further features include a chrome heated towel radiator, recessed white downlights and a white uPVC opaque-glazed window overlooking the rear yard.



## BEDROOM ONE

13'2" x 11'5"

A spacious principal bedroom featuring two front-facing white uPVC windows, dark-stained floorboards and a radiator. An attractive Victorian cast-iron open fireplace with red and blue tiled hearth provides a characterful focal point. A white-painted four-panel door completes the room.



## FIRST FLOOR LANDING

A dark-painted staircase rises to the first-floor landing, which provides loft access and doors leading to both bedrooms.



## BEDROOM TWO

13'2" x 11'5"

A well-proportioned second double bedroom with a rear-facing white uPVC window, dark-stained floorboards and radiator. Character is provided by a Victorian black cast-iron fireplace and hearth. A door leads directly into the family bathroom.



## FAMILY BATHROOM

7'5" x 6'9"

The newly fitted family bathroom comprises a bath with thermostatic overhead shower, WC and a white vanity unit with

wash basin and mixer tap. White uPVC panelling surrounds the bath and shower area. Further features include an opaque-glazed uPVC window, wall light above the door and a cupboard housing the Worcester gas combination boiler.



## REAR YARD

To the rear is an enclosed yard providing space for refuse bins together with pedestrian access onto the rear alleyway.

## 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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