



78 Norman Road

Wrexham, LL13 7BE

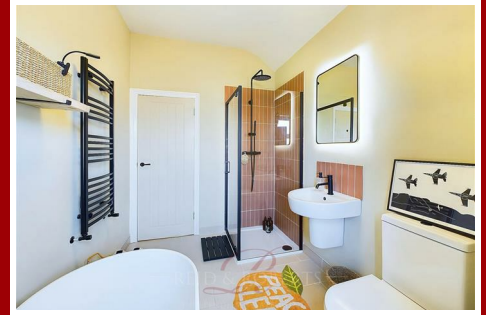
£190,000



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Accommodation Comprises

A paved pathway with a gated entrance leads to a secure composite UPVC front door.

Entrance Porch

The bright entrance porch features tiled flooring, recessed spotlighting, and houses the electric and gas meters. A wooden door leads seamlessly into the lounge and dining area.

Lounge / Dining Area

A generously sized open-plan living and dining space ideal for relaxing or entertaining. The room boasts wood-effect laminate flooring, a large UPVC double-glazed window to the front elevation with top openers and fitted Venetian blinds, and a cosy decorative gas fire which is currently decommissioned but can easily be reinstated with a tiled hearth, wooden surround, and mantle. Additional features include a wall-mounted electric radiator, double-panel radiator, ceiling light point, and under-stairs storage. The dining area continues with the same flooring and features another UPVC double-glazed window to the rear elevation with top opener and fitted Venetian blinds.

New Fitted Kitchen

The heart of the home is the modern kitchen, complete with sleek sage green base and drawer units, wood-effect worktops, and a composite sink with mixer tap. Two UPVC double-glazed windows with top openers and fitted Venetian blinds overlook the side elevation, while a UPVC door with frosted inset provides access to the rear garden. The kitchen further benefits from an integrated Zanussi gas oven with gas hob, integrated wine rack, integral breakfast bar with modern radiator, wall sockets with USB and USB-C charging points, space and plumbing for a washing machine and dryer, as well as room for a tall freestanding fridge freezer. The tiled flooring and ample lighting create a bright and airy atmosphere throughout. With the additional benefit of a full damp proof course on external wall with 5 year guarantee, installed in 2023.

Stairs Rise to First Floor

Landing

Offering access to all first floor accommodation

Master Bedroom

A spacious double bedroom featuring exposed floorboards, a UPVC double-glazed window to the front elevation with openers to the bottom, wall sockets with USB and USB ports, a television and phone point, ceiling light point, and a double-panel radiator.

Second Bedroom

This well-sized double bedroom currently utilised as a dressing room offers carpeted flooring, a double-panel radiator, a UPVC double-glazed window to the front elevation with fitted Venetian blinds and top opener, wall sockets with USB and USB ports, and a ceiling light point.

Four Piece Bathroom

The newly fitted four-piece family bathroom, completed in 2024, exudes contemporary style with a freestanding bath featuring a separate mixer tap, floating wash basin with splashback tiling, and a corner shower cubicle with a waterfall shower head attachment and additional handheld showerhead enclosed by sleek glass panels. Additional features include a touch-free LED wall-mounted mirror, extractor fan, chrome towel rail, frosted UPVC double-glazed window with top opener and fitted blinds, ceiling light points, and a cupboard housing the newly fitted ideal combination boiler.

Stairs Rise to Second Floor

Loft Conversion (Third Bedroom)

A particular highlight of this property is the loft conversion, currently serving as the third bedroom. This versatile space boasts two Velux windows offering stunning views over Wrexham and the surrounding rolling fields and hills. Additional features include exposed brick chimney breast adding a decorative focal point, carpeted flooring, storage to the eaves providing ample space, a ceiling light point and wall sockets.

Rear Yard

The rear yard offers a peaceful and private retreat, perfect for relaxation. Featuring durable tiled flooring and secure fencing along the borders, this well-designed outdoor space provides both comfort and seclusion, making it an ideal spot to unwind.

Garage

The detached garage at the rear of the property is a fantastic addition, offering both practicality and convenience. Recently upgraded with a newly fitted up-and-over door, it benefits from full electric supply, power points, and fitted shelving for optimal storage. A side door provides easy access to the rear yard, enhancing the functionality of this versatile space.

Council Tax Band - C

EPC Rating - D

Tel: 01978 353000

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Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.



Road Map



Hybrid Map



Terrain Map



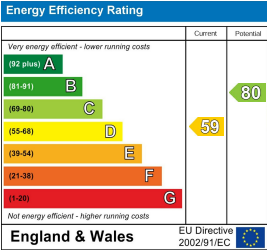
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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