



Yale Street, Wrexham LL14 1NE

£135,000

A well presented and deceptively spacious 2 bedroom terraced property located in the village of Johnstown. This excellent property offers a good size lounge, kitchen/breakfast room, 2 double bedrooms and a well maintained garden, all of which can only be appreciated when viewing the property. The village of Johnstown offers a wealth of local amenities including shops, school, doctors and also has excellent access to the A483 for commuting. In brief the property comprises of; entrance hall, lounge, kitchen/breakfast room, rear porch and utility room to the ground floor and 2 double bedrooms, bathroom and separate w.c to the first floor.

- A well presented 2 bedroom terraced property
- Deceptively spacious
- 2 Double bedrooms
- Well maintained rear garden
- Popular village location
- VIEWING HIGHLY RECOMMENDED



Entrance Hall

With wood effect flooring, stairs off to the first floor.

Lounge

3.77m x 4.95m (12'4" x 16'2")

A spacious and well presented lounge with a double glazed window to the front, wood effect flooring, door into the kitchen.

Kitchen/Breakfast room

3.77m x 2.67m (12'4" x 8'9")

Well appointed with a range of oak fronted wall, drawer and base units, working surface with inset stainless steel sink and drainer, space for a cooker, room for a breakfast table, double glazed window to the rear, wood effect flooring, door into the rear porch, wall mounted gas combination boiler.

Rear Porch

With wood effect flooring, door to the rear garden, door to the utility room.

Utility Room

2.09m x 1.68m (6'10" x 5'6")

With wood effect flooring, plumbing for a washing machine, door to a storage cupboard.

First Floor Landing

With carpeted flooring, access to the loft space, door to a storage cupboard.

Bedroom 1

5.95m max x 2.69m (19'6" max x 8'9")

A spacious bedroom with a double glazed window to the front, carpeted flooring, built in storage cupboard.

Bedroom 2

3.85m max x 3.82m (12'7" max x 12'6")

A good size double bedroom with a double glazed window to the rear, carpeted flooring.

Bathroom

1.62m x 1.67m (5'3" x 5'5")

Fitted with a pedestal wash hand basin, bath with shower over, part tiled walls, tiled flooring, double glazed window.

Separate W.C

With a low level w.c, tiled flooring, double glazed window.

Rear Garden

To the rear is a well maintained garden with a paved patio leading on to a slated area and a gravelled pathway with planted border leading to gated access to the rear. There is also a she which has been made into a covered seating area.

Important Information

*Key facts interactive report link available in video tour and brochure sections. *

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you



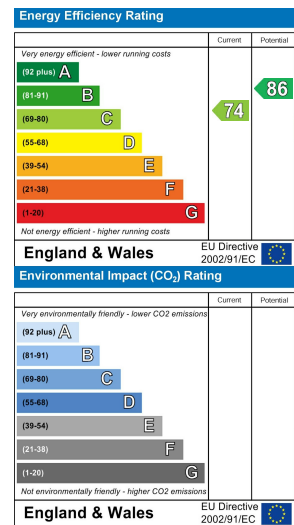
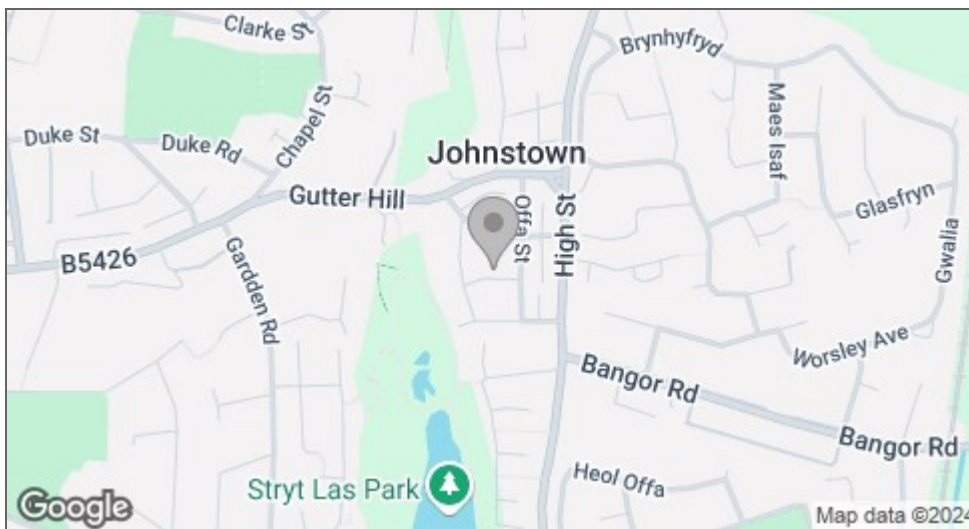
require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.











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