



Yorke Close, Wrexham, LL13 0RY

Price £260,000

Reference: 19160590

Date: Add text here

TENURE: Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

POSSESSION: Add text here

SERVICES: Add text here

OUTGOINGS: Council Tax Band details available from Wrexham County Borough Council

VIEWING: Add text here



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Wingetts



Description

An individually built spacious three double bedroom detached bungalow with brick built detached garage located within the sought after village of Marchwiel. Having the benefit of gas fired central heating and upvc double glazing, the accommodation briefly comprises an open fronted entrance porch, welcoming hall, spacious fitted kitchen/diner with utility off, cloaks/w.c., lounge with living flame gas fire and Upvc double doors opening to the good sized conservatory. Three double bedrooms, 2 having fitted wardrobes and a bathroom. Externally a private brick paved driveway provides ample parking and leads to the detached garage. A gated side path continues to the rear garden which has been designed for low maintenance to include a paved patio and flowerbeds. NO CHAIN. Energy Rating - D (60)

LOCATION

Located within the sought after village of Marchwiel which lies approximately 2 miles from Wrexham city centre and enjoys good road links to the Wrexham Industrial Estate, Wrexham, Oswestry and Whitchurch. The village has a range of convenient shopping facilities and social amenities to include a local Church, Public House, village shop, hairdressers and primary school and is within the catchment area for the highly regarded Penley High School.



DIRECTIONS

Proceed out of Wrexham along the A525 in the direction of Whitchurch. After approx. 2 mile you will enter the village of Marchwiel. After the Church, turn left into Station Road and then next right, passing the School. Take the 2nd right turn into Yorke Close and the bungalow will be observed in the corner on the right.

ACCOMMODATION

Open fronted entrance porch with part glazed door opening to:

HALL

With radiator, coving to ceiling, mains wired smoke alarm and six panel internal doors off.

KITCHEN/DINER

16'0 x 12'8

Fitted with a range of base and wall units complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, four ring electric hob with extractor above, double oven/grill, integrated fridge, integrated dishwasher, display cabinet, tiled flooring, open ended shelving, radiator, coving to ceiling, inset ceiling spotlights and upvc double glazed window.

UTILITY

10'3 x 7'7

Appointed with base and wall units, work surface areas, Worcester gas combination boiler, Belfast sink, plumbing for washing machine, part tiled walls, part glazed external door, ceiling hatch to roof space with pull-down ladder and tiled flooring.

SHOWER ROOM

Appointed with a low flush w.c, shower enclosure, radiator, upvc double glazed window and extractor fan.

LOUNGE

15'3 x 11'5

Upvc double glazed window overlooking the rear garden, living flame gas fire set within surround, two wall light points, radiator, upvc double glazed French door and coving to ceiling.

CONSERVATORY

15'1 x 8'4

Upvc double glazed windows on a brick plinth, upvc double glazed French doors leading to the garden, radiator, light point and tiled floor.

BEDROOM ONE

15'5 x 12'4

Fitted with six door wardrobes and matching dressing table, upvc double glazed window, radiator and coving to ceiling.

BEDROOM TWO

14'0 x 11'5

Upvc double glazed window to front, radiator, coving to ceiling, mirrored wardrobe and dressing table.

BEDROOM THREE

11'6 x 8'7

Upvc double glazed window to rear, radiator and coving to ceiling.

BATHROOM

8'2 x 7'7

Appointed with a four piece suite of bidet, pedestal wash basin, bath with electric shower over and shower screen, low flush w.c, radiator, upvc double glazed window, shaver point, part tiled walls, inset ceiling spotlights and linen cupboard.

OUTSIDE

The property is approached along a brick paved driveway providing parking for four cars and leading to the:

DETACHED BRICK BUILT GARAGE

17'2 x 10'7

Having up and over door, lighting and power sockets.

GARDENS

A brick paved gated path continues to the side and rear gardens which are enclosed providing a good degree of privacy and designed for ease of maintenance to include a large paved patio and flowerbeds.

COUNCIL TAX BAND - E