

Town & Country

Estate & Letting Agents

Yale Park, Wrexham

£170,000



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DESCRIPTION

A well-presented two-bedroom home located in a popular residential area of Wrexham, offering off-road parking and a sunny, enclosed rear garden. The property features a modern fitted kitchen, a spacious L-shaped living/dining room with French doors opening onto the patio, and a contemporary bathroom. Upstairs provides two bedrooms and useful storage. Externally, the garden benefits from a paved seating area, lawn, and a powered outbuilding currently used as an outdoor bar, making this an ideal first-time purchase or investment opportunity.



LOCATION

Located within a well-established residential area of Wrexham, LL11 2AX offers convenient access to Wrexham city centre, local shops, supermarkets and primary schools. The property is well positioned for transport links including the A483, providing excellent commuter routes towards Chester, Oswestry and beyond. The area also benefits from nearby green spaces and everyday amenities, making it ideal for families and professionals alike.

ENTRANCE HALL

11'9 x 5'6

The property is entered via an opaque uPVC double-glazed door opening into the entrance hall. Features include a column-style radiator, stairs rising to

the first-floor accommodation with a useful storage cupboard beneath, and doors leading to the living/dining room and kitchen.



KITCHEN

9'8 x 8'3

The kitchen is fitted with a range of white wall, base and drawer units with work surfaces incorporating a stainless steel one-and-a-half bowl sink unit with mixer tap and tiled splashbacks. Integrated appliances include a stainless steel oven, hob and extractor hood. There is space for a fridge freezer and plumbing for a washing machine. A window faces the front elevation, and additional features include an extractor fan and recessed downlights set within the ceiling.



LIVING / DINING ROOM

15'8 x 12'6

A spacious L-shaped reception room featuring a radiator, a window overlooking the rear elevation, and uPVC double-glazed French doors opening onto the rear garden.

FIRST FLOOR LANDING

With access to the loft space, a built-in shelved storage cupboard, and doors leading to the bathroom and bedrooms.



BEDROOM ONE

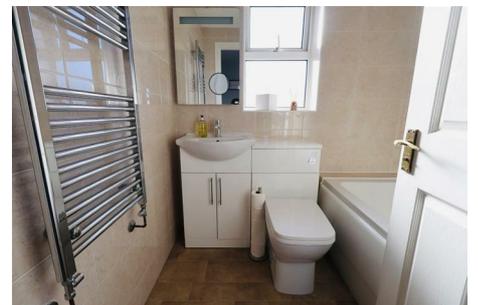
15'8 x 8'6

A generous principal bedroom with two windows facing the front elevation and a radiator.



BEDROOM TWO

A good-sized bedroom with a window facing the rear elevation and radiator below.



BATHROOM

6'2 x 5'8

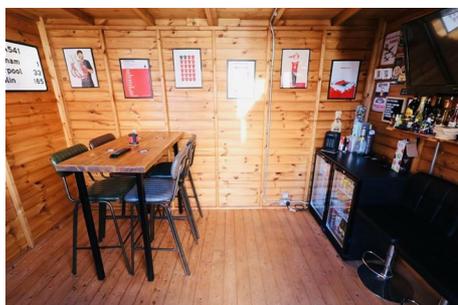
A contemporary three-piece suite comprising a panelled bath with mixer

tap and thermostatic shower with protective screen above, a vanity unit housing a dual-flush low-level WC and wash basin with mixer tap. The walls are tiled, and there is a chrome heated towel rail, extractor fan, and opaque window to the rear elevation.



EXTERNALLY

To the front of the property is a golden gravel garden with concrete off-road parking along the left-hand side, leading to timber gated side access to the rear garden. Above the main entrance door is a canopy porch with external lighting and a water supply. Accessed via timber side gate, the rear garden enjoys a sunny orientation and includes a paved patio area leading to a lawned garden with outside lighting. There are two timber sheds: one smaller shed for storage and a larger shed measuring approximately 11'6" x 7'5", which benefits from power and lighting and is currently utilised by the owners as an outdoor bar.



Services (Wrexham)

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

Tenure: Freehold

Council Tax Band C £1,949.00

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

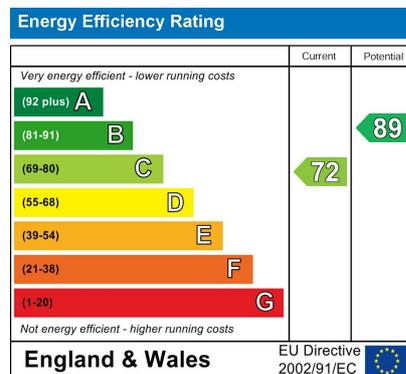
To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.