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| Wrexham | | LL12 7HP

£180,0

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Located in the desirable area of Yale Grove, Wrexham, this charming Three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones.

The Three well-proportioned bedrooms provide ample space for relaxation and rest, while the modern bathroom ensures convenience for daily routines. The house is equipped with gas central heating, ensuring warmth and comfort throughout the colder months, and the UPVC double glazing enhances energy efficiency and noise reduction.

One of the standout features of this property is the large garden to the rear, offering a wonderful outdoor space for children to play, gardening enthusiasts to cultivate their plants, or simply for enjoying the fresh air during the warmer months.

With its prime location in a sought-after neighbourhood, this semi-detached house is not only a lovely home but also a sound investment. It is well-connected to local amenities, schools, and transport links, making it an ideal choice for those looking to settle in Wrexham. This property truly combines comfort, convenience, and potential, making it a must-see for anyone in search of their next home.

- THREE BEDROOM
- SEMI DETACHED HOUSE
- GREAT LOCATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LARGE GARDEN TO THE REAR
- SOUGHT AFTER AREA



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed and frosted door which gives access to the entrance hallway.

ENTRANCE HALLWAY

With understairs cupboard, staircase rising off to the first floor accommodation, UPVC Double glazed window to the rear set in small alcove, doors off to the lounge and kitchen.

LOUNGE

16'5" x 11'11" (5.01m x 3.64m)

Dual aspect room with UPVC Double glazed windows to the front and rear, laminate flooring, Adam style fire surround with marble effect backdrop and hearth, with living flame gas fire inset, radiator.

KITCHEN DINING ROOM

16'6" x 9'6" (5.05m x 2.90m)

Fitted kitchen comprising a good range of wall and base cupboards, with complementary worktop surfaces which incorporate, stainless steel sink unit with mixer tap, built in four ring gas hob, gas oven/ grill with extractor hood above, UPVC Double glazed windows to the front and side, splashback tiling, cupboard housing gas central heating boiler, plumbing for washing machine. UPVC Double glazed and frosted door to the rear, concertina door to utility cupboard.

FIRST FLOOR LANDING AREA

With UPVC Double glazed window to the front, storage cupboard, access to the loft space, doors leading off to the bedrooms and bathroom.

BEDROOM ONE

11'10" x 7'2" (3.63m x 2.19m)

With UPVC Double glazed window to the front, radiator, laminate flooring.

BEDROOM TWO

With UPVC Double glazed window to the rear, radiator, built in wardrobes with mirrored sliding doors

BEDROOM THREE

9'3" x 9'2" (2.84m x 2.81m)

With UPVC Double glazed window to the side, radiator, carpeted flooring.

BATHROOM

Large bathroom comprising of panel enclosed bath, shower cubicle, low level w.c., pedestal wash hand basin, two UPVC Double glazed and frosted windows to the rear, radiator, tiled floor..

OUTSIDE TO THE FRONT

Gated access to the front with panel enclosed fencing, leads to the central pebbled pathway that gives access to the front entrance door with easy maintenance gardens either side. The path extends to the left hand side and gives access to the rear.

OUTSIDE TO THE REAR

Large enclosed garden to the rear, which is part pebbled. There is panel enclosed fencing to the boundaries and the garden is part laid with pebbles and there is a garden shed.

IMPORTANT INFORMATION

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage

ADDITIONAL INFORMATION

Please see Material information for buyers in Web Link.







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Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(59-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Provision
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

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