

# Wingetts

More than just estate agents



**36 Yale Park, Wrexham, LL11 2AX**

**Price £170,000**

NO CHAIN. A spacious 2 double bedroom semi detached house with private driveway for at least 2 cars together with a sunny aspect rear garden, conveniently located on the fringe of the city centre within easy reach of supermarkets, shops and public transport. The accommodation is presented in good order and briefly comprises a canopy porch, Upvc entrance door opening to the hall with stairs to 1st floor landing and useful store cupboard, fitted kitchen with some integrated appliances, lounge with dining area and French doors opening to the rear garden. The 1st floor landing connects the 2 double bedrooms and a bathroom with shower over the bath. Gas fired central heating and Upvc double glazing. To the outside, a private drive provides parking with decorated gravel alongside which can provide additional parking if required. A gated side path leads to the rear garden which enjoys a good degree of privacy, Indian stone patio, lawn and large timber built store shed currently used as a 'man cave'. Energy Rating - C (72)

## LOCATION

The property is conveniently located in a housing development within walking distance of Wrexham City Centre, the University, Plas Coch retail park with its choice of supermarkets, Costa Coffee, Wrexham Football Ground and bus and train stations. There are excellent road links to Chester and Shropshire allowing for daily commuting to the commercial centres of the region. Alyn Waters Country Park and Moss Valley Park are just a short drive providing pleasant countryside walks.

## DIRECTIONS

Proceed out of Wrexham City Centre along Mold Road passing the football ground on the right. Take the left turn into Yale Park and then second right where the property will be observed on the left.

## ON THE GROUND FLOOR

Canopy entrance porch with upvc part glazed door opening to:

## HALLWAY

With stairs to first floor landing, modern grey radiator, understairs storage cupboard and four panel white woodgrain effect doors off.

## LOUNGE/DINER 16'0" max x 12'9" max (4.9m max x 3.9m max)

A good sized reception room with upvc double glazed French doors opening to the rear garden, upvc double glazed window, two radiators and coving to ceiling.

## KITCHEN 9'6" x 8'6" (2.9m x 2.6m)

Appointed with a range of base and wall cupboards complimented by work surface areas incorporating a four ring gas hob with oven/grill below and stainless steel extractor hood above, 1 1/2 bowl stainless steel single drainer sink unit with mixer tap, plumbing for washing machine, inset ceiling lighting, part tiled walls, upvc double glazed window, 'Main' gas combination boiler, integrated fridge, integrated freezer and under unit lighting.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

## LANDING

With gallery over stairwell, ceiling hatch to roof space, inset ceiling spotlights and four panel doors off.

## BEDROOM ONE 16'0" into recess x 8'6" (4.9m into recess x 2.6m)

Two upvc double glazed windows to front and radiator.

## BEDROOM TWO 13'1" x 9'2" (4m x 2.8m)

Upvc double glazed window and radiator.

## BATHROOM

Appointed with a modern suite of bath with mains thermostatic shower above and splash screen, w.c and wash basin set within a white gloss vanity unit with illuminated mirror above, chrome heated towel rail, upvc double glazed window, fully tiled walls and extractor fan.

## OUTSIDE

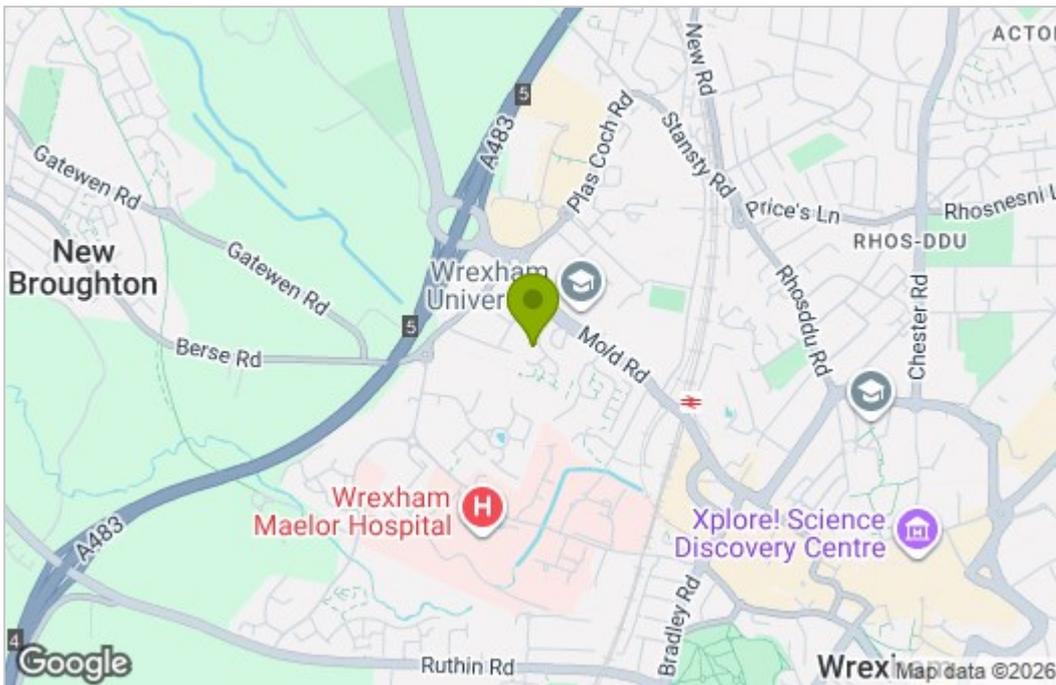
The property is approached along a private driveway providing parking for two cars with decorative gravel alongside for additional parking if required. A gated side path leads to the rear garden which enjoys a sunny aspect with a good degree of privacy and includes an Indian stone paved patio for outdoor entertaining, lawn, decorative multi coloured gravel, timber built versatile store shed (3.6m x 2.3m) currently used as a man cave with lighting and power. The rear garden is enclosed with mainly timber lapped fencing.

## PLEASE NOTE

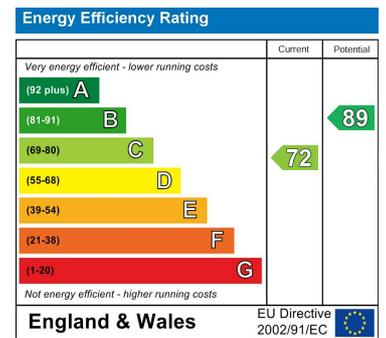
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## Area Map



## Energy Efficiency Graph



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