

# Town & Country

Estate & Letting Agents

Yorke Avenue, Wrexham

Offers Over £285,000



A beautifully presented three-bedroom detached house, offering spacious and versatile accommodation throughout. The property features a welcoming lounge with an electric fire and laminate flooring, a modern open-plan kitchen/diner with integrated appliances, space for a dining table, and access to the garage. On the first floor, the principal bedroom is complemented by two further bedrooms with fitted wardrobes and a family bathroom with both a panelled bath and corner shower. Additional benefits include a downstairs WC, loft access, and a radiator in every room. Externally, the property boasts a driveway providing ample off-road parking, a garage, a lawned and pebbled front garden, and an enclosed rear garden with patio and decking, ideal for entertaining. This detached home combines practicality with style, making it perfect for family living.

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## DESCRIPTION

A spacious three-bedroom detached house, featuring a lounge with electric fire, an open-plan kitchen/diner with integrated appliances, and a family bathroom with bath and shower. The property includes a downstairs WC, garage, driveway, and enclosed rear garden and patio area, with the added benefit of newly fitted double glazed windows throughout (august 2025).

Perfect for comfortable family living in a convenient location.



## LOCATION

Situated in the peaceful village of Marchwiell, Wrexham, this property offers a charming rural setting with easy access to local amenities, including schools and shops. The area combines countryside tranquillity with convenient links to Wrexham and surrounding towns, making it ideal for family living.

## ENTRANCE HALL

Accessed via the front entrance door, this area features stairs rising to the first floor, attractive laminate flooring, and a radiator, creating a practical and welcoming space.



## LOUNGE

16'4 x 12'4

The lounge features an electric fire with an

attractive surround and hearth, laminate flooring, a double-glazed window to the front aspect, and a radiator, creating a comfortable and inviting living space.



## OPEN PLAN KITCHEN/DINING ROOM

19'06 x 16'03

A spacious open-plan kitchen/diner offering ample room for a dining table and chairs. The kitchen is fitted with a comprehensive range of wall, base, and drawer units with complementary work surfaces, incorporating a stainless steel sink unit. Integrated electric hob and oven with extractor hood above, along with space for an American-style fridge freezer and space for a washing machine. The room benefits from part tiled and part laminate flooring, a radiator, two double-glazed windows to the rear, and a door providing access to the rear garden. Additional access leads through to the garage.



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## DOWNSTAIRS W.C

Fitted with a low-level WC and wash hand basin, providing a convenient and practical facility on the ground floor.

## LANDING

Providing loft access and featuring a double-glazed window to the side aspect and a radiator, with doors leading to all bedrooms and the family bathroom.



## PRINCIPAL BEDROOM

13'01 x 12'06

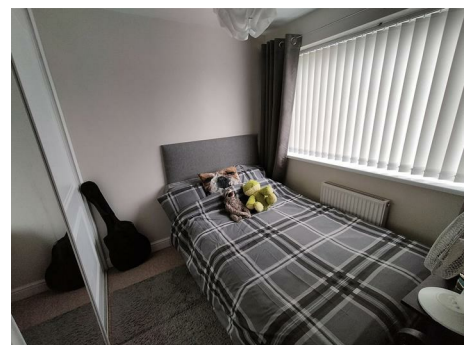
A well-proportioned principal bedroom featuring a double-glazed window to the front aspect and a radiator.



## BEDROOM TWO

13'09 x 11'09

Featuring fitted wardrobes and a useful storage cupboard housing the boiler, this room also benefits from a double-glazed window to the rear aspect and a radiator.



## BEDROOM THREE

8'5 x 8'2

A good sized room with the benefit of fitted wardrobes. Double glazed window to front. Radiator.



## BATHROOM

Comprising a low-level WC, wall-mounted hand wash basin, corner shower cubicle, and panel-enclosed bath. The room features partly tiled walls, a heated towel rail, laminate-effect vinyl flooring, and a double-glazed window to the rear.



## GARAGE

Featuring an up-and-over door, providing convenient vehicle access and additional storage space.

## Services (Wrexham)

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

Tenure: Freehold

Council Tax Band E - £2680.00

## 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 the office and one of the team 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.



## EXTERNALLY

The property benefits from a driveway to the front, leading to a garage and providing ample off-road parking. The front garden is laid to lawn with pebbled areas, while the rear offers an enclosed lawned garden with patio area, perfect for outdoor entertaining.



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.

