



For Sale

£129,950 Leasehold



- First Floor Apartment
- Secure Gated Development
- Spacious Living
- Two Double Bedrooms
- Allocated Parking Space

- Generous Sized Lounge
- Fitted Kitchen
- Fitted Bathroom
- NO ONWARC HAIN INVOLVED
- Excellent Buy to Let/First Time Purchase

Yr Werddon
Wrexham, LL13 7LT

Property Description

An ideal opportunity to acquire this spacious and well presented two double bedroom apartment which is positioned within this secure gated development within this very iconic building which offers a great deal of charm and character. The property would make a perfect buy to let property, first time buyer home offering no onward chain and offering the full benefits of fitted kitchen, fitted white bathroom suite, large reception areas, **EARLY INSPECTION IS STRONGLY RECOMMENDED TO AVOID DISAPPOINTMENT.**

Location

This secure development is centrally located in the City of Wrexham which hosts a large selection of shops, restaurants, shopping retail parks, pubs and wine bars, leisure facilities, schooling for both primary and secondary education but is also very accessible to all the major road networks for the busy commuter.

NOTES:- Service charge is minimal at approximately £50 a month, building insurance is £50 a month.



Communal Entrance Hall

Entrance via communal hallway with stairs leading to the first floor gaining access to the apartment.

Entrance Vestibule

Timber entrance door with spyhole.

Inner Hall

Electric storage heater.

Lounge/dining Area : 11.09' x 22.74' (3.38m x 6.93m)

Spacious reception rooms with feature arch separating them, two double glazed windows to the rear elevation, electric storage heater.

Kitchen: 7.32' x 6.89' (2.23m x 2.10m)

Modern fitted kitchen comprising of a selection of eye level and base fitted units with complimentary worktops incorporating stainless steel drainer sink unit with mixer tap, built in oven and hob with extractor above, plumbing for washing machine, part tiled to walls, extractor fan.

Bedroom 1 : 10.76' x 11.09' (3.28m x 3.38m)

double glazed sash window to the side elevation, electric storage heater.

Bedroom 2

Double glazed sash window to the side elevation, electric storage heater.

Bathroom

Fitted white bathroom suite comprising of panelled bath with mixer shower, pedestal wash hand basin, low level w.c, part tiled to walls, cupboard housing hot water cylinder, extractor fan.

Externally.

The building stands within communal garden areas with stone flagged pathways and raised borders with secure allocated parking.

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92+	A		
81-91	B		82
69-80	C		
55-68	D	67	
39-54	E		
21-38	F		
1-20	G		

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