



7 St Sylin Place

Wrexham | LL11 2TP

£136,950

**MONOPOLY**<sup>®</sup>

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# 7 St Sylin Place

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"VIEWING HIGHLY RECOMMENDED"

We are delighted to offer this fantastic opportunity to Purchase this Two Bedroom Ground floor Apartment offering SPACIOUS living accommodation and located in the SOUGHT AFTER AREA of Garden Village on the outskirts of Wrexham town centre. The property has a modern layout with an open plan Lounge/Diner/ Kitchen, Two Bedrooms, a Spacious Bathroom and Outside there is Designated off road parking for two vehicles.

Located in the POPULAR area of Garden Village which benefits from having numerous amenities close to hand including shops, primary school, excellent bus service to Wrexham and Chester and is close to the A483.

- TWO BEDROOM
- GROUND FLOOR APARTMENT
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- TWO DESIGNATED PARKING SPACES
- SOUGHT AFTER LOCATION
- NO CHAIN
- CLOSE TO SHOPS



## ACCOMMODATION TO GROUND FLOOR

Composite door gives access to the Entrance hallway.

### ENTRANCE HALLWAY

Comprising of carpeted flooring, radiator and internal door giving access to the Lounge.

### OPEN PLAN LOUNGE/ DINER/ KITCHEN

21'7" x 14'11" (6.600m x 4.553m)

Open plan L-Shaped room with Two UPVC Double glazed windows to the rear, three radiators, storage cupboard, carpeted flooring, TV point, door to inner hallway.

### KITCHEN

13'1" x 6'4" (4.008m x 1.950m)

Beautifully presented Kitchen Area, which has fitted wall and base cupboards with complementary worktops surfaces incorporating a single bowl stainless steel sink unit with mixer tap, built in Four ring electric hob/ oven/grill with stainless steel canopy extractor hood over, cupboard housing a "Worcester" combination gas fired boiler, Integral Fridge freezer, washing machine, Integral Dishwasher, Ceramic tiled splash-backs, tiled floor, UPVC Double glazed window to the front.

### INNER HALLWAY

with doors leading off to the bedrooms and family bathroom.

### BEDROOM ONE

14'4" x 10'6" (4.384m x 3.211m)

UPVC Double glazed windows to the front and side, radiator, built in storage cupboard, carpeted flooring, TV and Telephone points.

### BEDROOM TWO

10'9" x 8'7" (3.30m x 2.64m)

UPVC Double glazed window to the rear, radiator.

### FAMILY BATHROOM

Comprising of a shower cubicle, corner bath, low level w.c., pedestal wash hand basin, radiator, UPVC Double glazed and frosted window to the front, fully tiled, extractor fan.

### OUTSIDE

Two designated parking spaces.

## Additional Information

Lease with 84 years remaining, £287.10 annual building insurance, £100 ground rent, £149.19 annual service charge.

## 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.

## Important Information

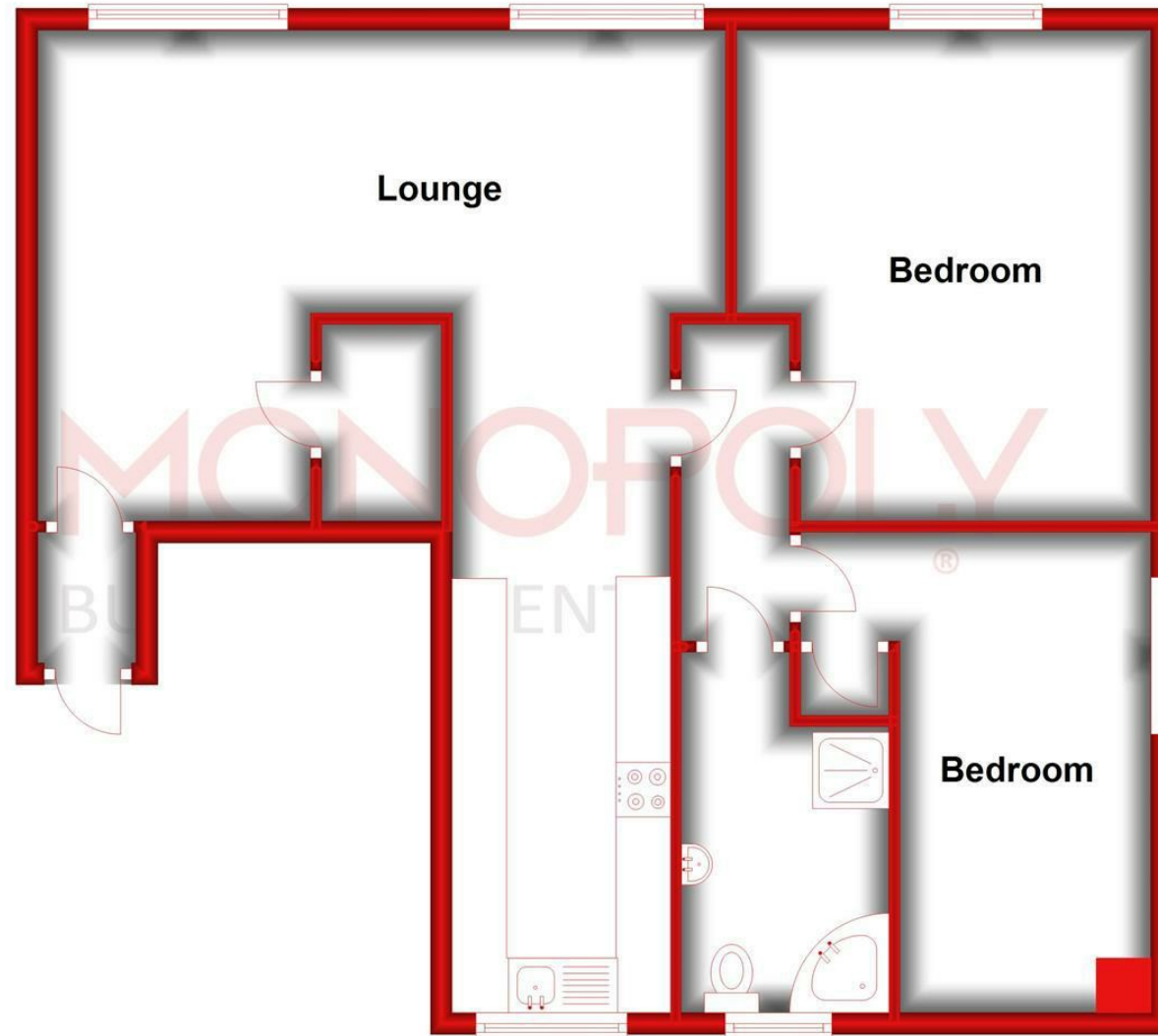
**MONEY LAUNDERING REGULATIONS 2003** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**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 details must therefore be taken as a guide only.





## Ground Floor

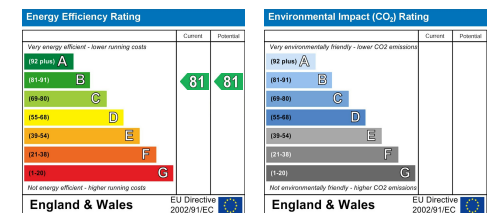


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