



Ty'r Llwyn, Wrexham LL14 2LS

£75,000

**** INVESTMENT BUYERS ONLY, TENANT IN SITU**** A superb opportunity for an investment buyer to purchase a 2 bedroom ground floor flat situated in the village of Rhosllanerchrugog benefiting from access to a wide range of amenities and public transport within walking distance. The property briefly comprises of; a lounge, kitchen, bathroom with separate w.c and 2 double bedrooms.

- INVESTMENT BUYERS ONLY, TENANT IN SITU
- 2 Bedroom ground floor flat
- 2 Double bedrooms
- Excellent access to local amenities and transport



Hallway

The front door of the property opens into the hallway with doors leading off into the lounge, kitchen, bathroom and 2 bedrooms.

Lounge

5.28 x 3.46 (17'3" x 11'4")

Good size lounge with window to the rear of the property, external door to the rear, carpeted flooring.

Kitchen

2.89 x 2.83 (9'5" x 9'3")

Range of wall and base units with under unit space for a washing machine, fridge, freezer and space for a cooker, tiled splashback, window to the rear, laminate flooring.

Master Bedroom

3.56 x 3.47 (11'8" x 11'4")

Double bedroom with window to the front, carpeted flooring.

Bedroom 2

3.56 x 3.47 (11'8" x 11'4")

Double bedroom with window to the front, carpeted flooring

Bathroom with separate w.c

1.74 x 1.38 (5'8" x 4'6")

Fitted with a white wash hand basin and corner shower cubicle, fully tiled walls with laminate flooring to the bathroom along with a low level w.c to the separate w.c.

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

Additional Information

The tenant currently pays £472.50 PCM but has been given notice for a rent increase from the 1st June so the rent payable from then will be £500 PCM.

** PLEASE NOTE THE PHOTOS WERE TAKEN BEFORE THE CURRENT TENANT MOVED IN ON THE 1ST APRIL 2019**





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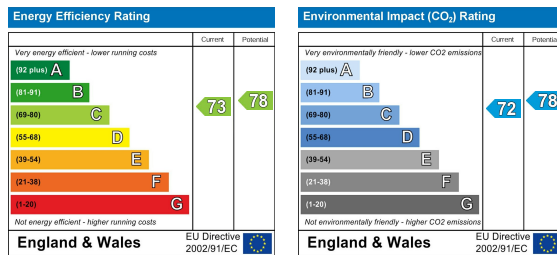
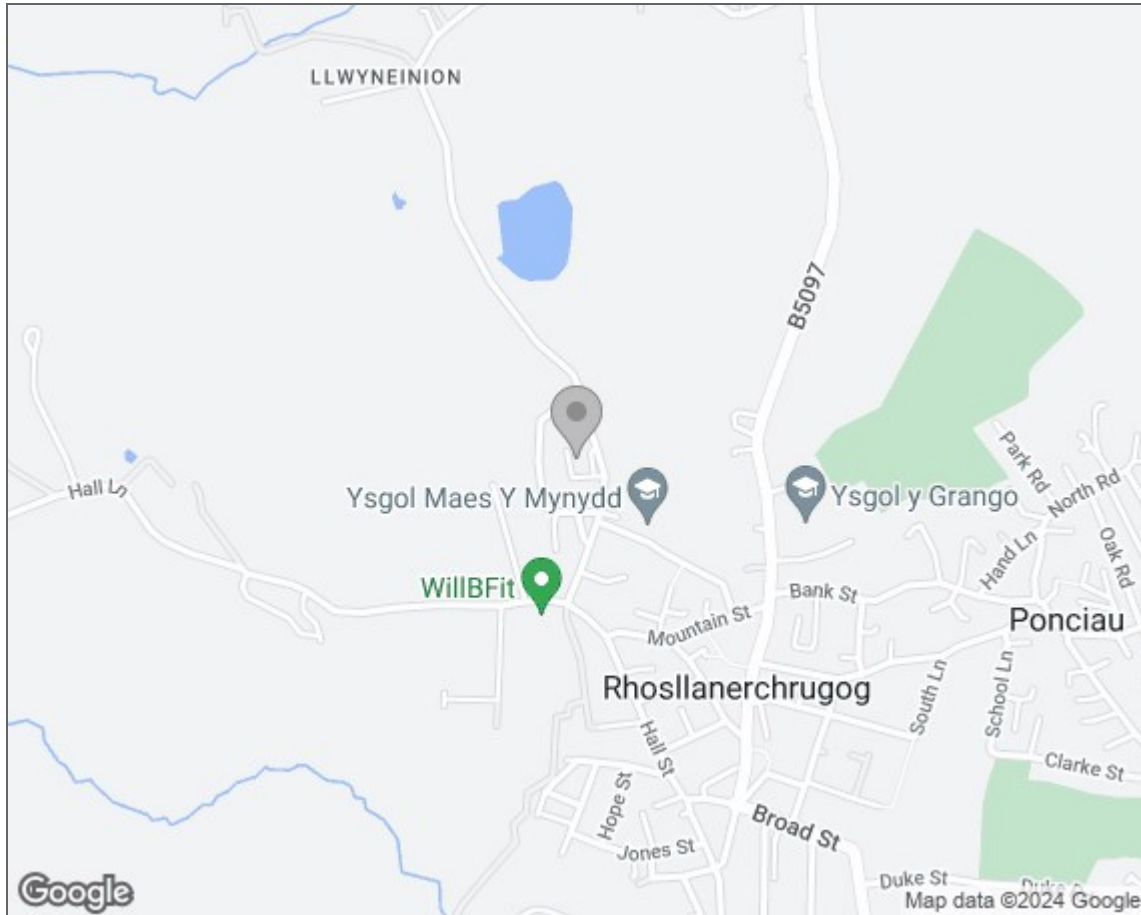
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