



6 St Sylin Place

Wrexham | | LL11 2TP

£145,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



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"MUST BE VIEWED TO APPRECIATE THE ACCOMMODATION ON OFFER"

We are DELIGHTED to Offer For Sale this BEAUTIFULLY PRESENTED and SPACIOUS Two Bedroom first floor maisonette offering Generous living accommodation and located in the popular Garden Village on the outskirts of Wrexham City 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.

Located in the sought after 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.

"NO CHAIN"

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



ACCOMMODATION TO GROUND FLOOR

Composite double glazed door gives access to the ground floor entrance hallway.

ENTRANCE HALLWAY

With staircase rising off to the first floor apartment, carpeted flooring, radiator, understairs storage,

LANDING AREA

With door leading into the open plan Living/ Kitchen/ Dining Room.

OPEN PLAN LOUNGE/ KITCHEN/DINER

22'8" x 6'10" (6.919m x 2.103m)

A superbly appointed kitchen, open plan into the lounge and fitted with a range of modern wall, drawer and base units, complementary worktop surfaces with inset stainless steel sink unit and drainer with mixer tap, Four ring electric hob, built in electric oven/grill, stainless steel extractor hood over, integrated fridge/freezer, Integrated dishwasher and Washing machine, part tiled walls, tiled flooring, double glazed window, Cupboard housing the gas central heating boiler. Open plan leading into the dining area.

LIVING AREA

22'8" x 22'4" (6.918m x 6.809m)

With UPVC Double glazed windows to the front and side, two radiators, wall mounted electric fire, newly carpeted, TV and Telephone point, telephone for the intercom to the front door.

BEDROOM ONE

15'3" x 10'8" (4.667m x 3.264m)

UPVC Double glazed windows to the front and side, radiator, storage cupboard, newly carpeted, TV aerial point .

BEDROOM TWO

10'10" x 6'8" (3.327m x 2.043m)

UPVC Double glazed window to the side with radiator beneath, Fitted wardrobes with drawer units inset, newly carpeted.

BATHROOM

Fitted with a Four piece suite comprising of a Panel enclosed corner bath, fully tiled shower cubicle, low level w.c, pedestal wash hand basin, fully tiled walls, Ladder style Chrome radiator/ towel rail, tiled flooring, extractor fan, UPVC Double glazed frosted window to the front.

OUTSIDE

Designated parking space to the car park at the rear.

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.

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

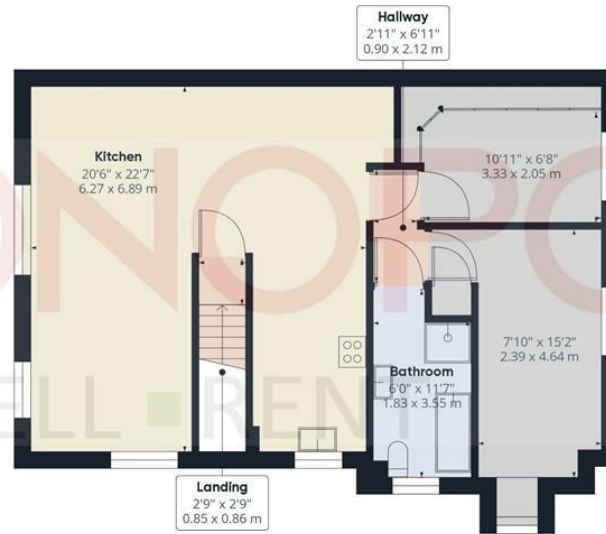


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Ground Floor



Floor 1

Approximate total area⁽¹⁾
810.68 ft²
75.32 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

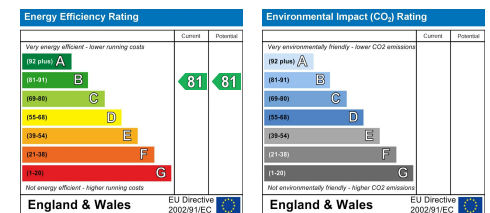
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