



12

Wrexham | | LL14 1DA

£90,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT

# 12

Wrexham | | LL14 1DA

\*\* INVESTMENT BUYERS ONLY, TENANT IN SITU\*\*

A superb opportunity for an investment buyer to purchase a Two Bedroom First 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 : Entrance Hallway, Lounge, Kitchen, Bathroom and Two double bedrooms. The village of Rhosllanerchrugog offers a wealth of local amenities including various shops, primary and high school and has excellent access to the A483 for commuting.

- TWO BEDROOM APARTMENT
- FIRST FLOOR APARTMENT
- CUL DE SAC LOCATION
- UPVC DOUBLE GLAZING



## ACCOMMODATION COMPRISING

Hardwood front door gives access to the Entrance hallway.

### ENTRANCE HALLWAY

UPVC Double glazed window to the rear, laminate flooring, two storage cupboards, electric radiator, loft access.

### LOUNGE

17'8" x 10'9" (5.390m x 3.281m)

UPVC Double glazed window to the front, laminate flooring, electric heater.

### KITCHEN/ DINER

12'7" x 10'6" (3.843m x 3.217m)

Comprising of wall and base cupboards with worktop surfaces incorporating stainless steel sink unit, tiled floor, Built in Four ring electric hob, oven/ grill with extractor hood. UPVC Double glazed window to the rear, plumbing for washing machine, space for fridge /freezer

### BEDROOM ONE

14'5" x 8'9" (4.404m x 2.677m)

UPVC Double glazed window to the front, wall mounted electric heater, built in cupboard

### BEDROOM TWO

11'0" x 8'8" (3.358m x 2.664m)

UPVC Double glazed window to the rear, laminate flooring

### FAMILY BATHROOM

Comprising of a shower cubicle, low level w.c., pedestal wash hand basin, Two UPVC Double glazed and frosted windows to the rear, fully tiled walls and tiled floor.

### 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

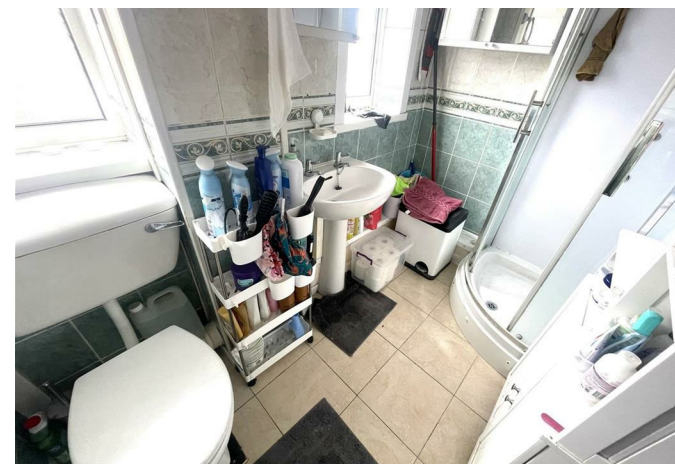
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.

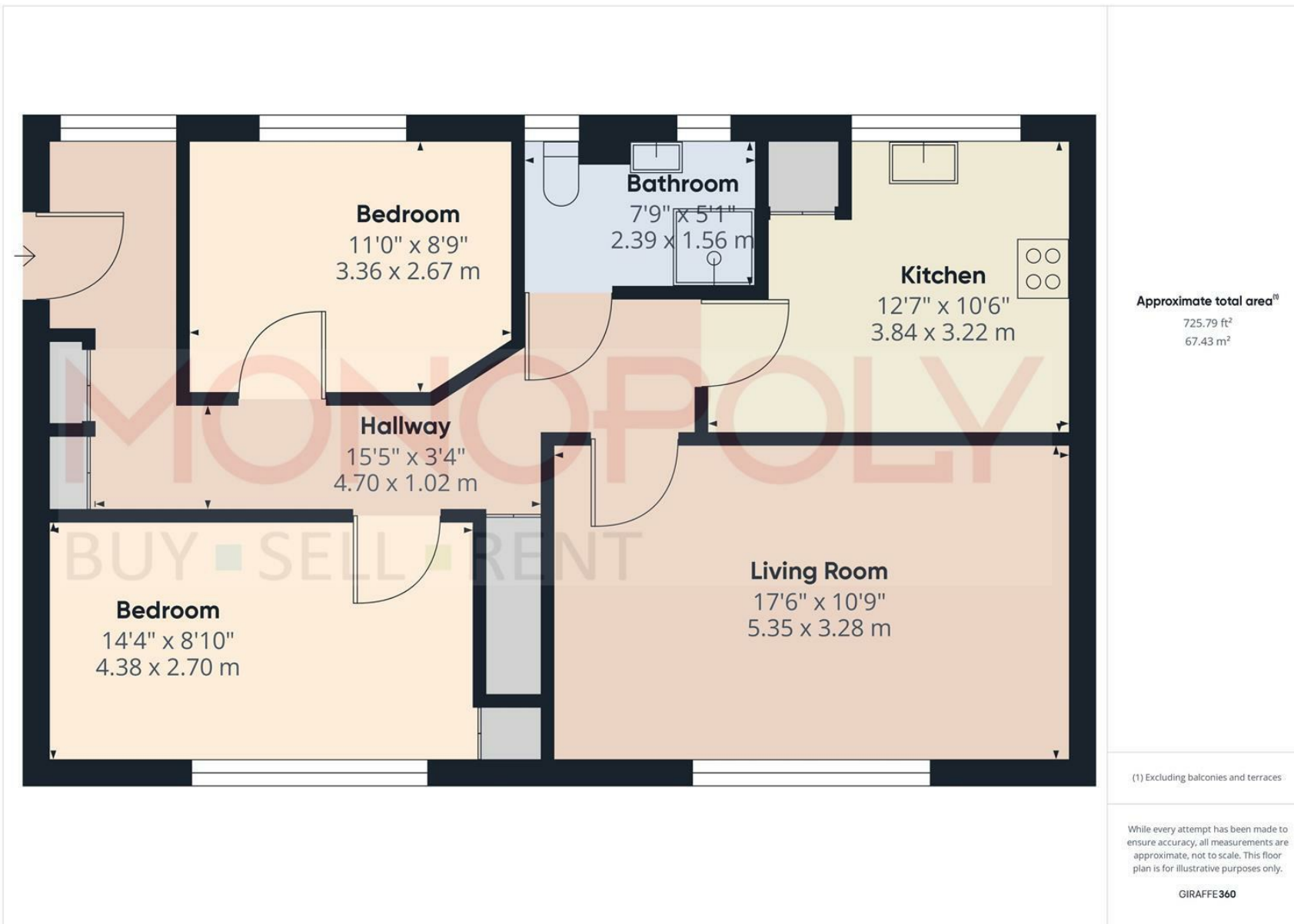
Your home maybe repossessed if you do not keep up repayments on your mortgage

### KEY FACTS FOR BUYERS

Please see Key Facts for buyers in Web Link.





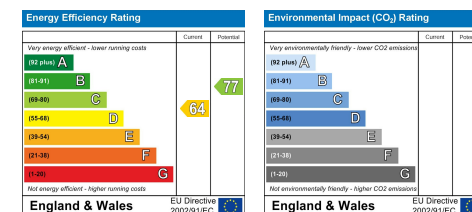


**MONEY LAUNDERING REGULATIONS 2003**

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.



Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

**MONOPOLY**<sup>®</sup>  
BUY ■ SELL ■ RENT