



33

Wrexham | LL11 5FN

Offers In Excess Of £115,000

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# 33

Wrexham | | LLI | 5FN

"VIEWING HIGHLY RECOMMENDED"

We are DELIGHTED to Offer For sale this superbly appointed Two Bedroom ground floor apartment located within a popular residential location. This BEAUTIFULLY PRESENTED apartment would make an ideal first time or investment purchase and offers Two good sized Bedrooms and two designated parking spaces. In brief the property comprises of; Entrance Hall, Lounge/Dining Room, Kitchen, Main Bedroom with En-suite shower room and further bedroom and a bathroom.

Situated in the village of Brymbo the property is approximately 4 miles from Wrexham Town centre and has excellent access to the A483 and major road networks beyond.

- TWO BEDROOM
- GROUND FLOOR APARTMENT
- EN SUITE SHOWER ROOM
- GREAT LOCATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- DESIGNATED PARKING SPACES



## ACCOMMODATION TO GROUND FLOOR

Hardwood front entrance door give access to the entrance hallway.

## ENTRANCE HALLWAY

With laminate effect tiled flooring, storage cupboard, doors leading off to the bedrooms and bathroom

## LOUNGE/DINING ROOM

17'4" x 11'1" (5.292m x 3.399m)

UPVC Double glazed window to the front, two radiators, TV aerial point, door into kitchen.

## KITCHEN

7'7" x 6'4" (2.318m x 1.953m)

Comprising of wall and base cupboards with complementary worktop surfaces incorporating one and half bowl stainless steel sink unit with mixer tap, Built in four ring gas hob, electric oven/ grill with stainless steel canopy extractor hood over, Integral fridge/freezer, Integral dishwasher, extractor fan, cupboard housing gas central heating boiler.

## BEDROOM ONE

13'2" x 8'5" (4.018m x 2.586m)

With UPVC Double glazed window to the front with radiator beneath, built in wardrobes.

## EN SUITE SHOWER ROOM

Beautifully presented room, Dual sized shower cubicle, dual flush low level w.c., pedestal wash hand basin, tiled floor, tiled walls, Chrome ladder style radiator/ towel rail.

## BEDROOM TWO

12'1" x 5'10" (3.690m x 1.793m)

UPVC Double glazed window to the front, with radiator beneath, carpeted flooring.

## BATHROOM

Comprising of dual sized shower cubicle with rain forest shower head, dual flush low level w.c., pedestal wash hand basin, electric shaver point, Chrome ladder style radiator, tiled floor, extractor fan.

## OUTSIDE

Communal areas outside and the vendor makes us aware that there are two designated parking spaces.

## 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

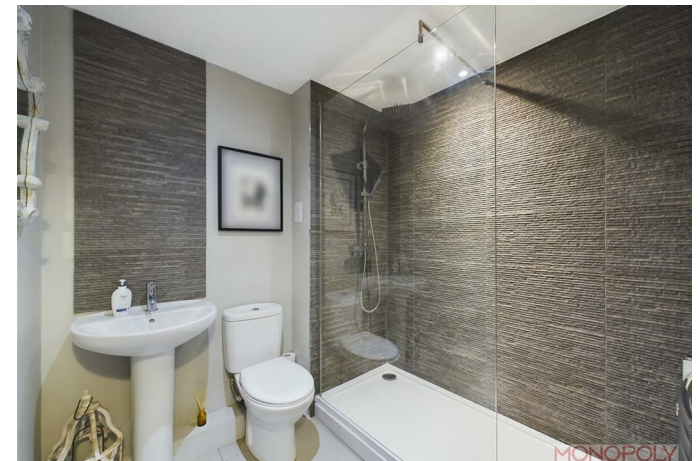
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

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

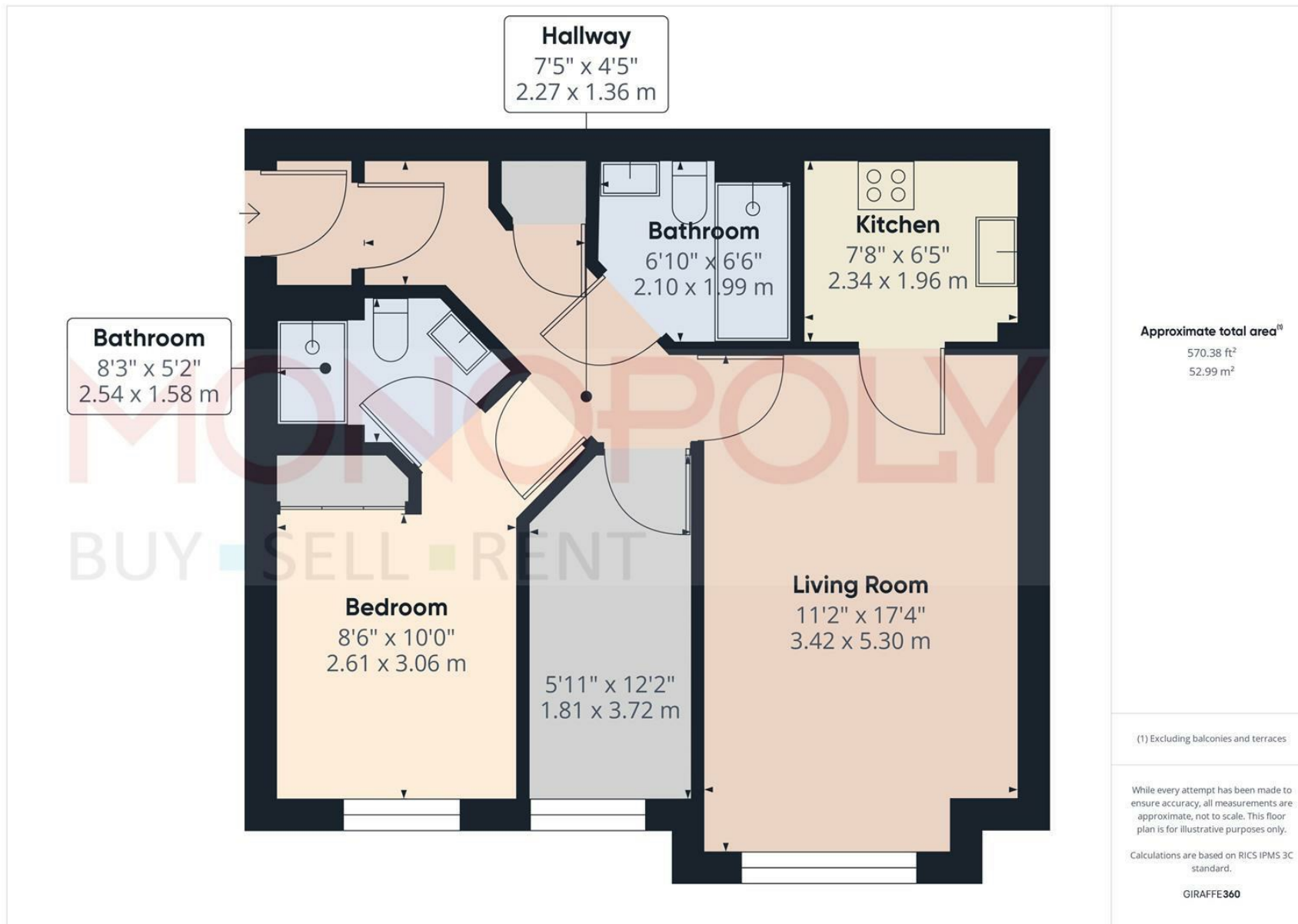
Your home maybe repossessed if you do not keep up repayments on your mortgage

## KEY FACTS FOR BUYERS

Please see Key Facts for buyers in Web Link.





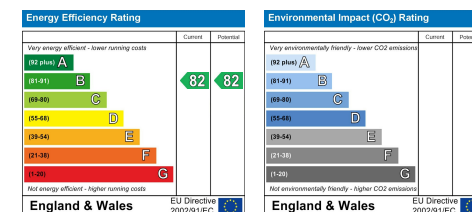


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