



Bryn Offa, Wrexham LL13 7UE

£110,000

A two bedroom ground floor apartment located on Bryn Offa, Wrexham. The property would benefit a scheme of modernisation and comprises a reception room, kitchen, two bedrooms and a bathroom. Externally there is a rear garden with outdoor store. Located just off Ruthin road with Morrisons and Aldi over the road and a wealth of local amenities in the city centre as well as excellent access to the A483 for travel to Chester, Oswestry and the road network beyond. Whether you are looking for a starter home, a cosy retreat, or a smart investment opportunity, this apartment ticks all the boxes. Don't miss the chance to make this property your own.

- A GROUND FLOOR APARTMENT
- LOUNGE
- BATHROOM
- CONVENIENT LOCATION
- TWO BEDROOMS
- KITCHEN
- REAR GARDEN
- GAS CENTRAL HEATING



Internal Accomodation

Hallway - Upvc entrance door, carpet, doors to lounge, kitchen and bathroom.

Lounge - 3.98 x 3.45 Gas fire with complementary surround, carpet, window to front, doors to both bedrooms.

Kitchen - 4.12 x 2.85 Wall and base units, complementary worktops, sink drainer, plumbing for washing machine, storage cupboard with Worcester gas boiler, external door and window to rear.

Bedroom One - 4.81 x 2.82 carpet, window to front.

Bedroom Two - 4.12 x 2.88 Carpet, window to rear.

Bathroom- 3.17 x 1.82 Bathtub with electric shower over, wc, sink, window to front, storage cupboard.

Outside

Shared path to rear garden with lawn, brick outdoor stor,e path and gate to rear access.

IMPORTANT INFORMATION

*Key facts interactive report link available in video tour and brochure sections. *

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.

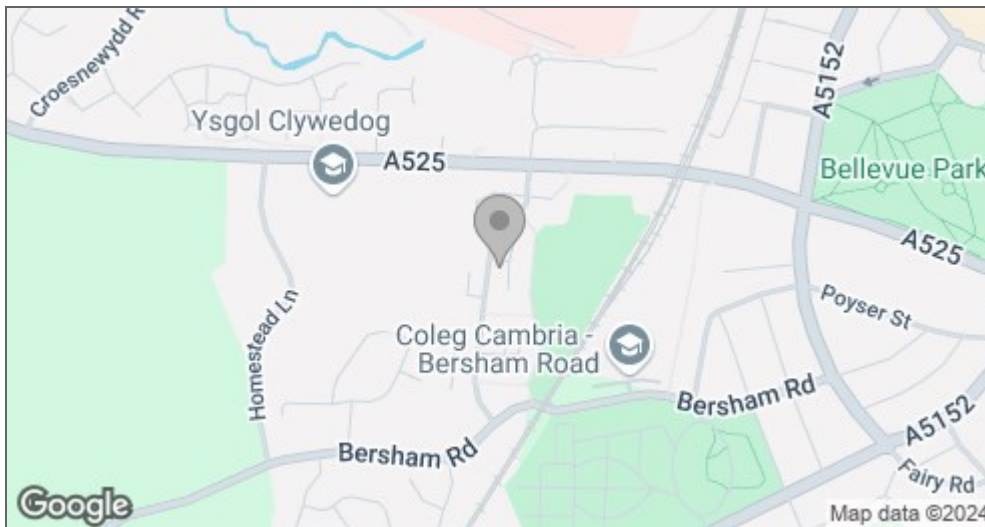
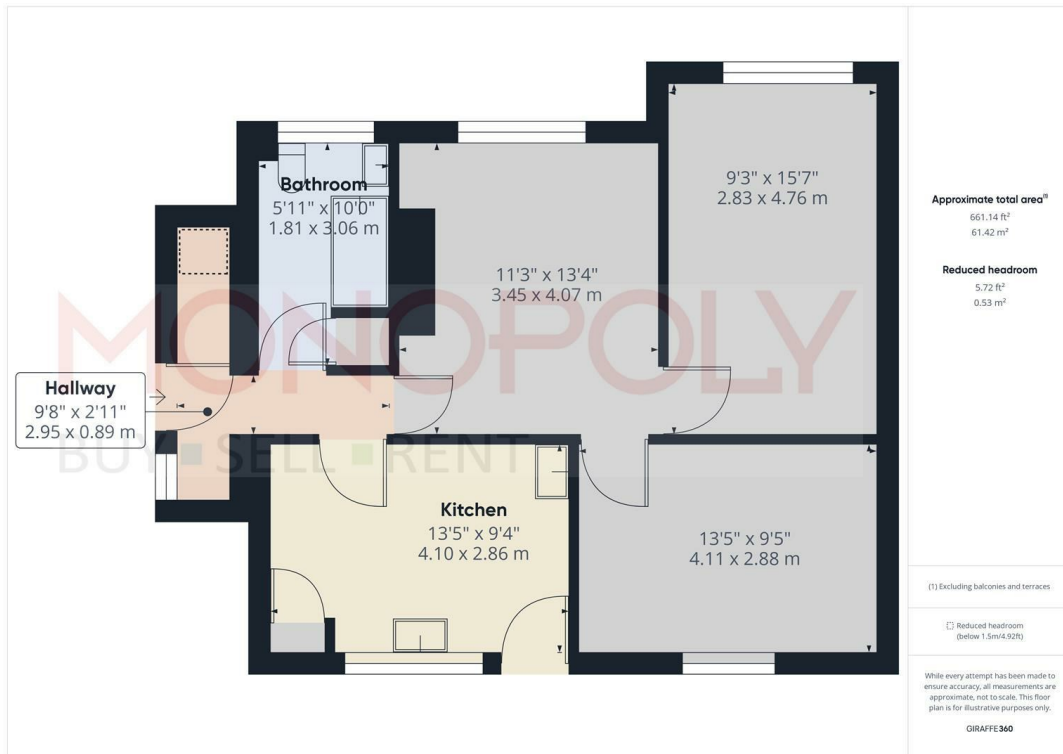
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the

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.









| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 76 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | | |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
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