



4 Lilac House

Rhostyllen | Wrexham | LL14 4AH

Offers In Excess Of £100,000

MONOPOLY
BUY ■ SELL ■ RENT

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4 Lilac House

Rhostyllen | Wrexham | LL14 4AH

A spacious and well presented two bedroom first floor flat located in Rhostyllen which conveniently located for access to Wrexham city centre and the A483 the travel to Chester, Oswestry and beyond. The property also benefits from a parking area and communal garden to the area. In brief the internal accommodation consists of; private ground floor entrance hall, generous lounge, fitted kitchen, two double bedrooms and a bathroom.

- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- FITTED KITCHEN
- BATHROOM
- LOUNGE
- GAS CENTRAL HEATING
- POPULAR & CONVENIENT LOCATION



Entrance hallway

With storage and clothes hanging space under the stairs, stairs to the first floor, door into flat

Inner Hallway

With a double glazed window to the side, carpeted flooring.

Lounge

14'0"x 13'4" max (4.27x 4.06 max)

A lovely, well presented room with a double glazed window to the front, attractive central fireplace with electric fire and decorative timber mantle, carpeted flooring.

Kitchen

10'5"x 6'11" (3.18x 2.11)

Fitted with a matching range of wall, drawer and base units, marble effect working surface with inset stainless steel sink and drainer, space for cooker and fridge/freezer, plumbing for washing machine, part tiled walls, tile effect flooring, double glazed window to the front.

Bedroom 1

9'5"x 9'8" (2.87x 2.95)

A well presented room with a double glazed window to the rear, carpeted flooring.

Bedroom 2

9'4"x 11'5" max (2.84x 3.48 max)

A good size bedroom, again well presented with a double glazed window to the rear, carpeted flooring.

OUTSIDE

Communal garden and to the rear of the building is a car park.

Additional Information

Ground rent £120 annual

Service charge £700 annual

Freeholders/ landlords insurance £300 annual.

Total £1120 annual.

New boilers in property 2021. With a 12 guarantee

and new radiators.

Lease hold 125 years from 2017 .

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections. *

MONEY LAUNDERING REGULATIONS 2003

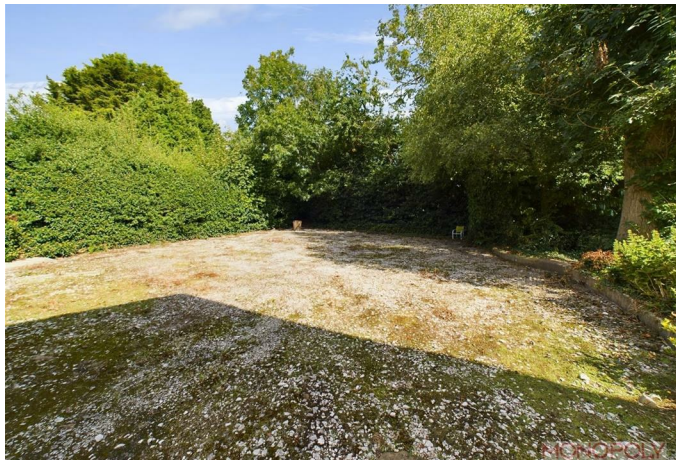
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Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 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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BUY SELL RENT



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1889.93 ft²
175.58 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.

Calculations are based on RICS IPMS 3C standard.

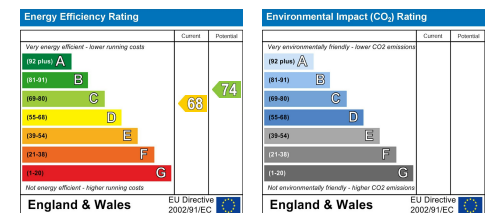
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