



## 95 Llys Nantgarw

Wrexham, LL13 7SZ

Offers Over £105,000





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## Communal Entrance

Speak and Enter System

## Entrance Hallway

Door to the front entrance with speak and enter system, electric heater, two storage cupboards with one housing water immersion and thermostat.

## Open plan Lounge/Kitchen

22'4" x 10'5" (6.81m x 3.20m )

A light and airy space. Fitted with a range of modern wall, base and drawer units with complementary work surfaces and splash back tiling. 1 & ½ stainless steel sink unit and drainer unit with mixer tap. Integrated electric oven and hob with extractor hood over. Integrated washing machine. Space for fridge-freezer. Vinyl flooring to kitchen area with carpet in the lounge. Ceiling spot lighting and light point. Double glazed window to the rear elevation.

## Bedroom One

15'3" x 8'3" (4.65m x 2.53m)

Window to the side elevation. Electric wall heater. carpeted flooring.

## Bathroom

6'3" x 6'4" (1.93m x 1.94m)

A modern white three piece bathroom suite comprising of pedestal hand wash basin, WC, bath with shower screen and mains fitted shower. Storage cupboard. Fitted vanity mirror. Heated towel rail. Ceiling spot light. Tiled walls.

## Bedroom Two

12'4" x 8'8" (3.76m x 2.66)

Window to the front elevation. Electric wall heater.

## Additional Information

Please Note that the property is with Tenant in Situ who pays a monthly rent of £625pcm

Ground Rent = £220 per annum

Service Charge = £81 per/m (£977 per annum)

Lease = 150 years from 1st August 2015 (142 years remaining)

## Outside

The property has an allocated parking space.

## Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

## Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

## To Make An Offer

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

**Loans**

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

**Services**

The agents have not tested the appliances listed in the particulars.

**Money Laundering Regulations**

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Misrepresentation Act**

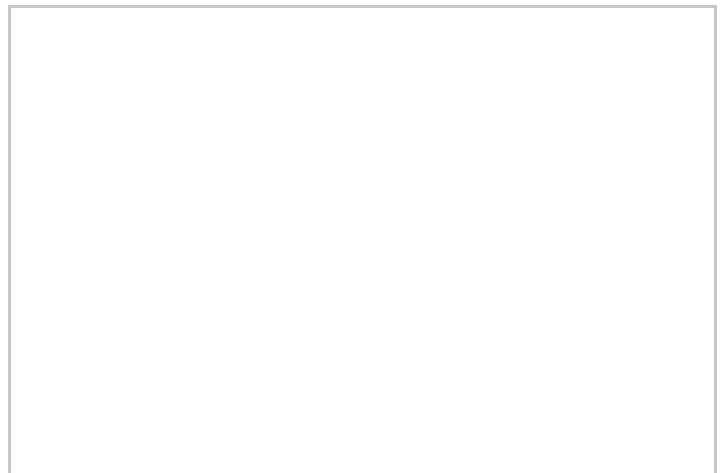
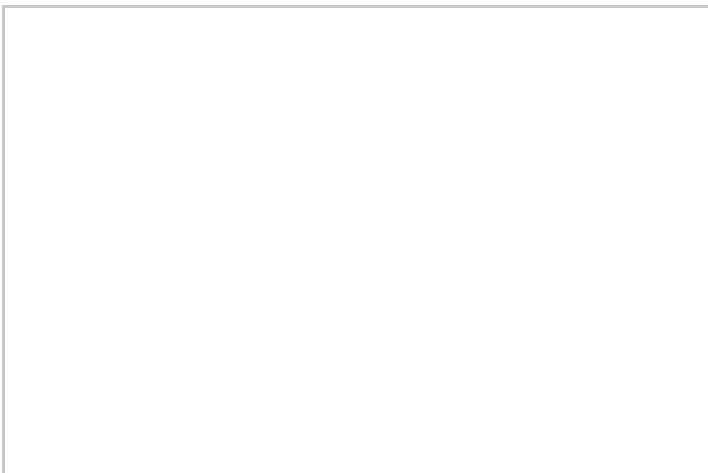
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

**Floor Plan.**

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

**Hours Of Business.**

Monday - Friday 9.15am - 5.00pm  
Saturday 9.15am - 4.00pm



## Road Map



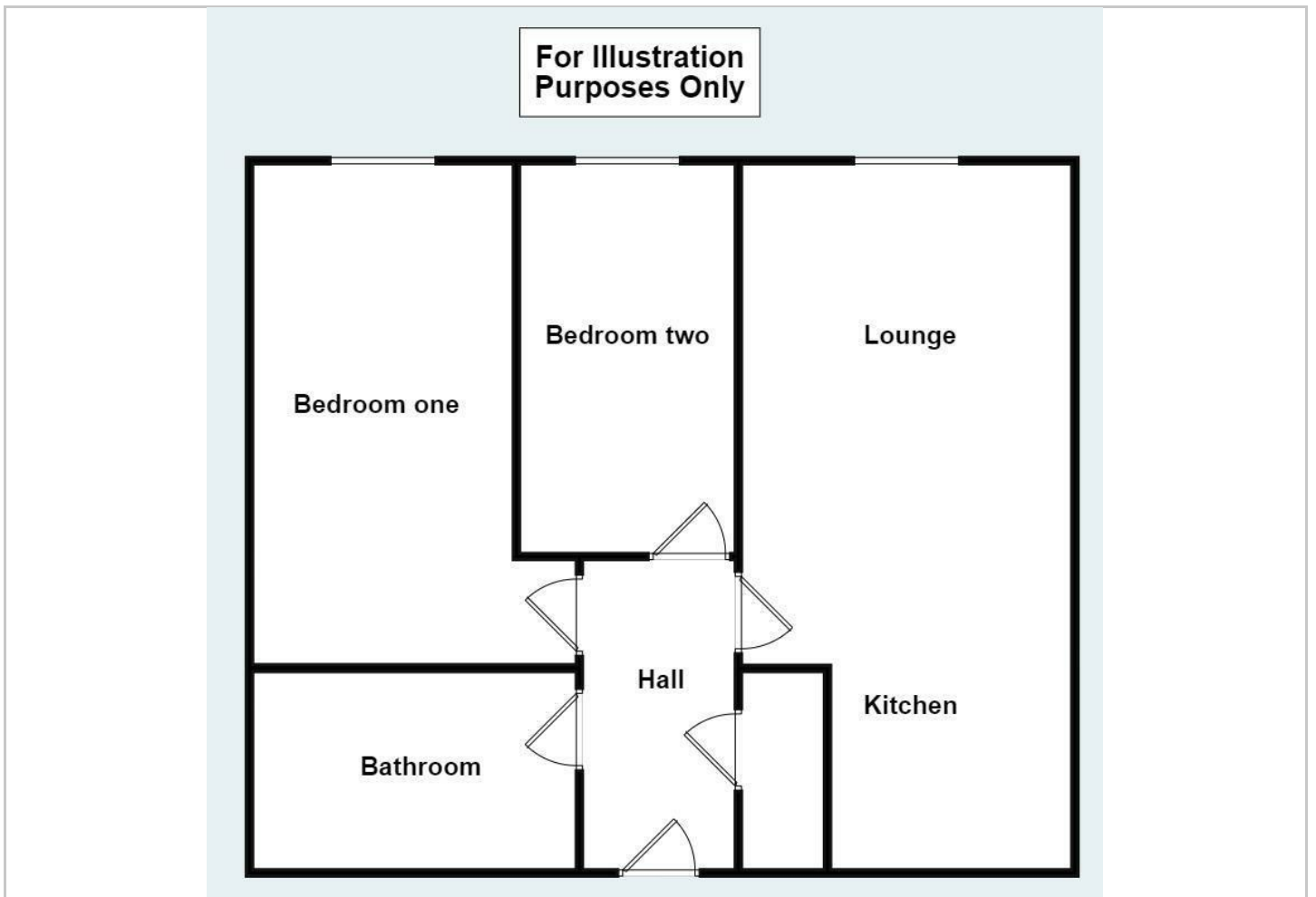
## Hybrid Map



## Terrain Map



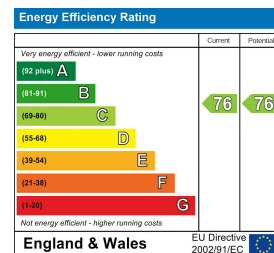
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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