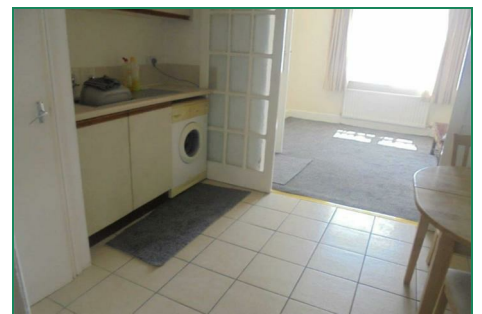
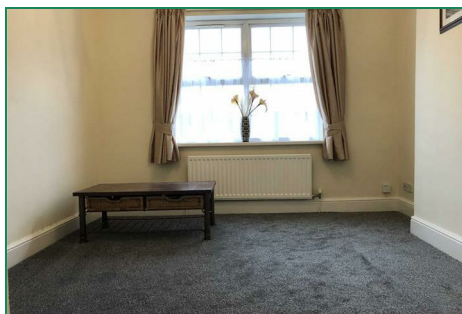

Wingetts

More than just estate agents



Kingsmills Road , Wrexham, LL13 8NH

INVESTMENT OPPORTUNITY A fully let 2 storey building divided into 2 self contained flats and a hairdressing salon situated just outside Wrexham town centre having the benefit of Upvc double glazing and gas central heating. The 2 flats comprise a 1 bedroom ground floor and a 2 bedroom 1st floor. The salon has been established for a number of years. A parking space is located behind the building accessed off Albert Street.

Offers Over £200,000

Kingsmills Road

, Wrexham, LL13 8NH



- A fully let 2 storey building
- And a hairdressing salon
- Gas fired central heating
- And a 2 bedroom f/f flat
- Divided into
- On outskirts of town centre
- 2 flats comprise
- 2 self contained flats
- Upvc double glazing
- A 1 bedroom g/f flat

LOCATION

DIRECTIONS

47 KINGSMILLS ROAD

45A KINGSMILLS ROAD

45B KINGSMILLS ROAD

RENTS

[Directions](#)





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	