



## 13 Y Werddon

Pentrefelin, Wrexham, LL13 7LT

A well presented top floor apartment located with the attractive city centre development known as Y Werddon. The Development provides an attractive double courtyard setting together with private gated car parking. The accommodation briefly comprises part glazed communal entrance door with intercom system leading to communal lobby with stairs to all floors. The apartment is located on the third floor. Private entrance lobby with personal intercom system leads to the Lounge having a feature double glazed window, neutral decoration, telephone point, electric storage heater and satellite/t.v. Aerial point. The Kitchen/breakfast room is appointed with a range of beech fronted base and wall cabinets with electric hob, electric oven below and extractor fan set within pull out canopy, gloss work surfaces incorporating stainless steel sink unit, space for table. The double bedroom has a double glazed window affording views over to the St Giles Parish Church. The bathroom is appointed with a white suite of low flush w.c., pedestal wash basin, twin gripped panel bath with shower attachment over. The development is approached via an electrically operated gate and side pedestrian gate with coded entry system giving access to the car park with a designated car parking space, landscaped gardens then lead to the first courtyard where the entrance to the apartment will be observed in the corner on the right hand side. Energy Rating - C (72)

Price £105,000

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- A well presented top floor apartment
- Located with the attractive city centre development known as Y Werddon
- Private entrance lobby with personal intercom system
- Lounge
- Kitchen/breakfast room
- Double bedroom
- Bathroom
- Designated parking space
- Communal gardens & courtyard
- NO CHAIN

LOCATION

OUTSIDE

DIRECTIONS

COUNCIL TAX BAND - B

ACCOMMODATION

COMMUNAL HALL

HALLWAY

LOUNGE

15'2 x 8'6 (4.62m x 2.59m )

KITCHEN

8'8 x 8'6 (2.64m x 2.59m )

BEDROOM

11'8 x 8'7 (3.56m x 2.62m )

BATHROOM



[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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