



St. Giles House, Wrexham, LL12 7NJ

Price £140,000

Reference: 19380448

Date: Add text here

TENURE: Tenure is advised the property is Leasehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

POSSESSION: Add text here

SERVICES: Add text here

OUTGOINGS: Council Tax Band details available from Wrexham County Borough Council

VIEWING: Add text here



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Description

A well presented 2 double bedroom (1 with en-suite) 1st floor apartment appointed with a high specification set within this sought after residential development enjoying a pleasant outlook to the front overlooking the courtyard style gardens. Having the benefit of parking, gas fired central heating and double glazing, the accommodation briefly comprises a private ground floor entrance door with stairs to first floor, open plan sociable living space incorporating a high specification fitted kitchen with integrated appliances, dining and lounge area with feature tall double glazed windows and Oak veneer internal doors. Two double bedrooms, with with en-suite shower room, utility cupboard with plumbing for washer/dryer and a bathroom with jacuzzi bath. NO CHAIN. Energy Rating - C (78)

LOCATION

St Giles House is located along the tree lined Rhosnesni Lane which is approx. ½ mile from Wrexham City Centre and 1 mile from the A483 by-pass which provides for excellent communication links to the major commercial and industrial centres of the region. Wrexham offers a wealth of day to day shopping facilities and social amenities to include doctors, dentists, cafes, restaurants, high street retailers and both bus and train stations. St Giles House has the benefit of a nearby parade of shops offering a newsagents, post office, bakery etc. As well as a regular public transport service nearby which operates into both Wrexham and Chester.



DIRECTIONS

From Wingetts Office proceed right along Holt Street bearing right into Chester Street and proceed across the first roundabout into Chester Road. Continue through the traffic lights, at the next roundabout take the fourth exit into Rhosnesni Lane and after approx. 300 yards St Giles House will be observed on the right hand side with this apartment located to the rear.

ACCOMMODATION

Oak panelled part glazed ground floor entrance door opening to:

HALLWAY

With radiator, mains operated smoke alarm, sensor light and stairs off to the first floor.

OPEN PLAN LIVING/DINING/KITCHEN AREA

22'4 x 12'7

The living area having inset ceiling spotlights, floor to ceiling upvc double glazed sash windows with a pleasant aspect, chrome light fittings and sockets, ceiling hatch to roof void, two radiators and t.v/Sky connection points. The kitchen is attractively appointed with a white gloss fitted range of base and wall cabinets with soft closing doors and drawer units, striking black granite worktops with matching up stands complimented by black 1 & ½ bowl single drainer sink unit with mixer tap, integrated dishwasher, stainless steel four ring gas hob with granite splash back and chimney extractor above, stainless steel electric oven with separate grill, integrated fridge and freezer, tiled flooring and concealed Worcester gas combination boiler. Oak panelled doors off.

BEDROOM ONE

11'5 x 11'4

Upvc double glazed sash window overlooking the lawned courtyard area, radiator, television aerial point, inset ceiling spotlights and telephone socket. An oak panelled door then opens into the:

EN-SUITE SHOWER ROOM

Having low flush w.c, wash basin with mixer tap set within vanity cupboard and illuminated mirror above, shaver point, shower cubicle, tiled flooring, part tiled walls, inset ceiling spotlights and extractor fan.

BEDROOM TWO

9'4 x 9'3

Upvc double glazed sash windows overlooking the lawned courtyard, radiator, television aerial point, telephone socket and inset ceiling spotlights. Accessed off the lounge is a:

REAR HALL

Having double oak panelled doors opening to a useful storage cupboard having plumbing for washing machine and shelf above.

BATHROOM

Exceptionally well appointed three piece bathroom suite of Jacuzzi bath with electric shower over and shower screen, low flush w.c, wash hand basin with mixer tap and vanity cupboards below with illuminated mirror above, heated towel rail, upvc double glazed sash window, inset ceiling spotlights, extractor fan, tiled flooring and part tiled walls.

OUTSIDE

The property is approached through double metal gates which lead into the car parking area of the development where paths then continue around to the rear through the communal gardens.

LEASEHOLD

The property is being sold with the balance of a 125 year lease.

COUNCIL TAX BAND - C