

**9 Y Werddon, Pentrefelin, Wrexham, LL13 7LT**

**Price £140,000**

Set within this secure gated development is this newly refurbished and spacious 2 bedroom town house with designated parking bay and private rear garden conveniently located in the centre of Wrexham with its excellent range of amenities and leisure facilities within walking distance including train and bus stations, hospital and university. Sympathetically converted from a former brewery and malthouse, this charming mixed development of houses and apartments is centred around 2 courtyards and this particular home briefly comprises a private entrance door opening to the hall with stairs to 1st floor landing, spacious lounge, new fitted kitchen diner with access into the rear garden, 2 bedrooms and a newly appointed bathroom including bath with shower over and wipe clean wall panels. New floor coverings and decoration throughout. Private garden to the rear. 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, brick built recycling storeroom, communal landscaped gardens then lead to the first courtyard where the entrance will be observed in the corner on the right. NO CHAIN. Leasehold. Energy Rating - D (62)

## LOCATION

Conveniently located within the Grade II Listed former Brewery known as Y Werddon in the heart of Wrexham City Centre. Wrexham has an excellent range of shopping facilities, restaurants, cafes and leisure amenities as well as the 2 train stations, bus Station, Wrexham Hospital, University and world renowned football stadium. Good roads links allow for daily commuting to the major commercial and Industrial centres of the region including Chester, Oswestry and the North West.

## DIRECTIONS

This property is conveniently located within Wrexham City Centre adjoining the Island Green Retail Park.

## ON THE GROUND FLOOR

Hardwood entrance door opens to:

### HALLWAY

With newly fitted carpet, Economy 7 storage heater, stairs to first floor landing and six panel door opening to:

### LOUNGE 17'7 x 10'5 (5.36m x 3.18m)

Sash window to front, newly fitted carpet and Economy 7 storage heater.

### KITCHEN/DINING ROOM 13'9 x 9'0 (4.19m x 2.74m)

The kitchen area is appointed with a new fitted range of grey base and wall cupboards complimented by wood effect work surface areas incorporating a four ring electric hob with oven/grill below and stainless steel extractor hood above, part tiled walls, plumbing for washing machine, sash window overlooking the rear garden and wood effect grey vinyl flooring that continues into the dining area with part glazed external door opening to the rear garden, useful understairs storage cupboard and Economy 7 storage heater.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With newly fitted carpet and six panel doors off.

### BEDROOM ONE 14'0 x 13'9 max (4.27m x 4.19m max)

A good sized principal bedroom with two sash windows to front, Economy 7 storage heater and newly fitted carpet.

### BEDROOM TWO 12'6 x 7'2 (3.81m x 2.18m)

Newly fitted carpet, electric wall heater and sash window overlooking the rear garden.

### BATHROOM 7'5 x 6'3 (2.26m x 1.91m)

Newly appointed with a white suite of pedestal wash basin with mixer tap, low flush w.c, bath with mains thermostatic shower and splash screen, wipe clean wall panels and sash window.

## OUTSIDE

The property is approached through an electric vehicular gate which opens to the designated parking areas with No.9 having its own parking space. A path then leads through the communal gardens to the entrance door.

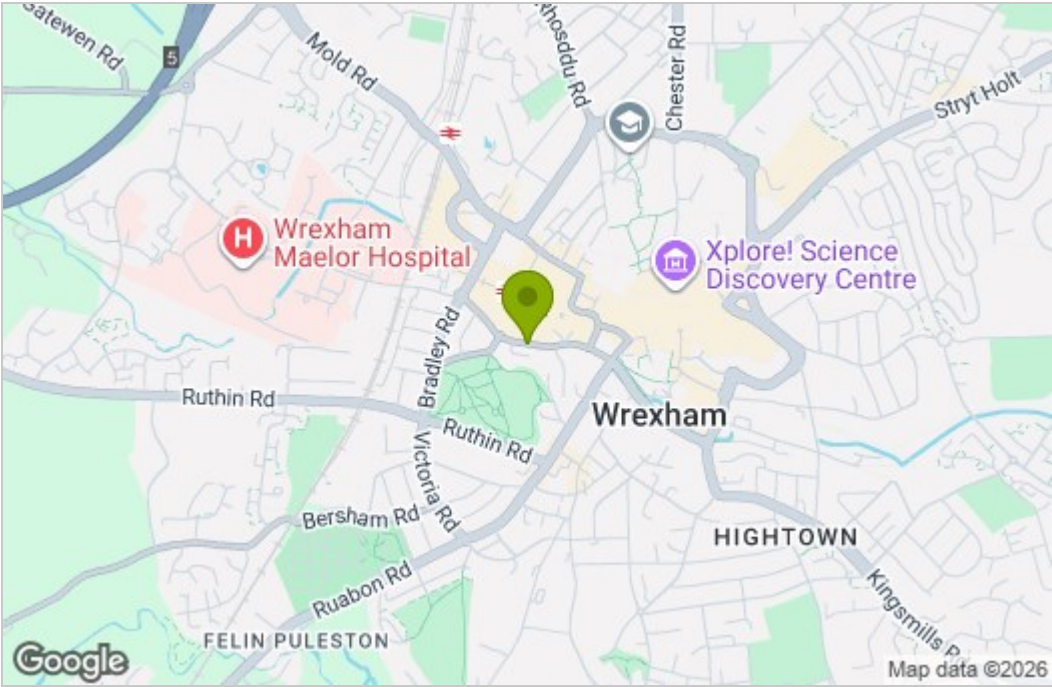
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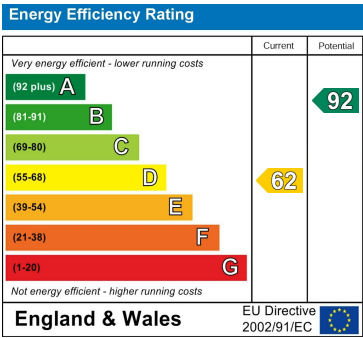




### Area Map



### Energy Efficiency Graph



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