

# BOWEN

PROPERTY SINCE 1862



Asking Price £80,000

16 Aldergrove Place, Coedpoeth,  
Wrexham LL11 3NZ

🏠 1 Bedroom

🚿 1 Bathroom



## 16 Aldergrove Place, Coedpoeth, Wrexham LL11 3NZ

---



### General Remarks

A self-contained ONE bedroom first floor apartment available for sale with NO ONWARD CHAIN. In need of cosmetic modernisation, the property would make a great first purchase or has potential for rental investment. Located within easy reach of the local amenities in the village of Coedpoeth. In brief the layout comprises a lounge/dining room; fitted kitchen; double bedroom and shower room. Dedicated Parking Space. EPC Rating – 68|D.

### Accommodation

**Entrance Hallway:** Frosted double glazed PVCu entrance door. Electrical consumer unit. Ceiling light fitting. Fitted carpet. Staircase leading to First Floor.

**Lounge/Dining Room:** 16' 11" x 11' 11" (5.15m x 3.64m) Laminate flooring. Two double glazed windows. Two radiators. Power points. Ceiling light fitting. Telephone point. Intercom secure telephone entry system. Thermostat control for the gas central heating system. Television point. Coal-effect chrome electric fire with a cream hearth and inset and wooden surround.

**Inner Hallway:** Vinyl flooring. Ceiling light fitting. Ceiling loft hatch.

**Kitchen:** 9' 6" x 6' 0" (2.89m x 1.83m) Comprising a range of oak-effect wall and base units and drawers with a laminate work-top surface. Single stainless steel sink unit with draining-board. Radiator. Vinyl flooring. Double glazed window. Power points. Plumbing and space for a washing machine. Space for a tall fridge freezer. Ceiling light fitting. Part tiled walls. Splash-back.

**Bedroom 1:** 11' 10" x 8' 6" (3.61m x 2.59m) Fitted carpet. Radiator. Double glazed window. Power points. Ceiling light fitting.



## Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

**Shower Room:** 11' 10" x 5' 0" (3.60m x 1.52m)  
Comprising a low level w.c., pedestal wash hand basin and a walk-in shower enclosure with a seat. "Bristan" thermostatic shower bar. Frosted double glazed window. Part tiled walls. Chrome heated towel rail. Wall mounted heater. Flush ceiling light fitting. Airing cupboard housing a "Worcester" gas central heating boiler.

**Outside:** Dedicated Parking Space.

**Services:** All mains services are connected subject to statutory regulations. The property is centrally heated by way of a "Worcester" combination gas boiler located in the Bathroom cupboard.

**Tenure:** Leasehold. The apartment is held on a 99 year lease from 18.10.1985 at a current Ground Rent of £50.00 pa (rising to £100.00 from the 18th October 2051 for the remainder of the term). Insurance Charge was £282.78 from 1/4/2023 to 31/3/2024. Vacant Possession on Completion. NO CHAIN.



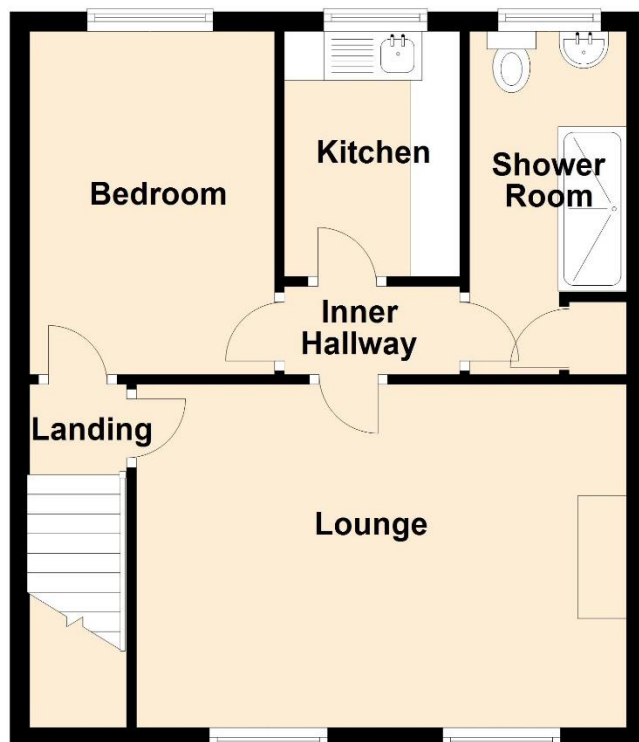
**Viewing:** By prior appointment with the Agents.

**Council Tax Band:** The property is valued in Band "B".

**Directions:** For satellite navigation use the post code LL11 3NZ. Leave Wrexham on the A525 in the direction of Ruthin. On entering Coedpoeth continue up the hill and through the village centre until eventually passing into Minera and turning right onto Gwernygaseg Road (immediately before the former Five Crosses Public House). Turn left between the apartments, which leads to the parking area serving the properties. The apartment is located in the block on the left-hand side.

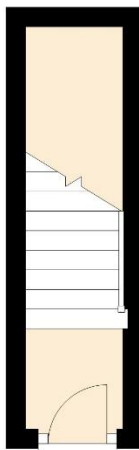
## First Floor

Approx. 43.2 sq. metres (465.5 sq. feet)



## Ground Floor

Approx. 4.1 sq. metres (43.7 sq. feet)



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.