

BOWEN

PROPERTY SINCE 1862



Asking Price £110,000

40 Llys Nantgarw, Wrexham LL13 7SZ

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

Located on the second floor within this modern development, only a short walk to the city centre, this two bedroom apartment has been owned by the current owners since new and is presented to a high standard throughout. The living accommodation benefits from a spacious open plan kitchen/diner/living room together with a hallway having a good size storage cupboard, two bedrooms, and a family bathroom complete with white suite. The property has been competitively priced and an early viewing is strongly advised. EPC Rating - 80|C.

Location: The property occupies a convenient location on the fringes of the city centre within close proximity of the Railway Station and is also convenient for Wrexham University, the Maelor Hospital and Island Green Retail Park.

Accommodation

Hallway: Door to the front elevation. Electric heater. Storage cupboard.

Kitchen/Diner/Living Room: 22' 5" x 10' 7" (6.84m x 3.22m) PVCu double glazed window to the rear elevation. Wall and base units with complementary work surfaces. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Integral electric oven and hob. Cooker hood. Integral washing machine. Space for fridge/freezer. Two electric heaters. Laminate flooring.

Bedroom 1: 15' 11" x 8' 3" (4.85m x 2.52m) PVCu double glazed window to the rear elevation. Electric heater.

Bedroom 2: 12' 5" x 6' 10" (3.78m x 2.08m) PVCu double glazed window to the rear elevation. Electric heater.

Bathroom: 10' 4" x 6' 4" (3.14m x 1.92m) Three piece white suite comprising a panelled bath with shower above, pedestal wash hand basin and w.c. Heated towel rail. Wall tiling. Tiled floor. Hot water tank.

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

Outside: There is One Allocated Parking Space for this property within the development.

Services: All mains services are connected subject to statutory regulations. The property is heated via wall mounted electric heaters in all of the rooms.

Tenure: Leasehold. Vacant Possession upon Completion. There is a 150 year lease starting from 1st August 2015. The Ground Rent is £220 per annum and the Service Charge is £1,060 per annum.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "C".

Directions: From our Wrexham Office proceed along Regent Street through the traffic lights and continue over the bridge towards Bradley Road. At the roundabout take the third exit for the Hospital and onto Watery Road. Take the first right-hand turn into Llys Nantgarw and the apartment is located on the right-hand side of the block at the head of the cul-de-sac.





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.

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