

BOWEN

PROPERTY SINCE 1862



Asking Price £125,000

58 Pendinas, Wrexham LL11 3BQ

🏠 2 Bedrooms

🚿 1 Bathroom

58 Pendinas, Wrexham LL11 3BQ



General Remarks

A Top Floor Two Bedroom apartment located within this sought after residential location on the outskirts of Wrexham City Centre. With excellent access to the A483, the property is also within set within walking distance of Wrexham Maelor Hospital and Moneypenny. Available with No Onward Chain. In brief the accommodation comprises an entrance hallway with doors leading off to the open plan lounge/kitchen with modern units. Two bedrooms, three-piece bathroom and storage cupboards. One dedicated parking space with visitor bays also available.



Accommodation

Entrance Hallway: Fitted carpet. Wall-mounted electric heater. Two ceiling light points. Power points. Ceiling smoke alarm. Shoe storage cupboard housing the Electric Consumer Unit. Secure telephone intercom system. Cupboard housing the hot water cylinder. Wall mounted thermostat control for heating system.

Open Plan Lounge, Kitchen/Diner: 21' 11" x 10' 7" (6.69m x 3.23m) Kitchen: Comprising a range of two-tone blue and grey wall and base units with a marble effect laminate worktop and pink tiled splashback. Space for tall fridge freezer. Pull-out larder unit. Ceiling light point and extractor fan. Patterned vinyl tiled flooring. One and a half bowl composite sink unit with draining board. Four ring "Indesit" electric hob with extractor hood over. Integrated "Smeg" single electric fan oven. Power points and plumbing for washing machine. Lounge: Fitted carpet. Two wall-mounted electric heaters. Power points. Telephone point. TV aerial. Internet connection. Ceiling light point. French PVCu window to Juliet balcony.

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

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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Bedroom 1: 9' 8" x 8' 11" (2.95m x 2.73m) Fitted carpet. Double-glazed PVCu window. Wall-mounted electric heater. Power points. Ceiling light point. TV aerial point. Built-in double wardrobe.

Bedroom 2: 9' 9" x 6' 6" (2.96m x 1.99m) Fitted carpet. PVCu double-glazed window. Wall-mounted electric heater. Power points. Ceiling light point.

Bathroom: 6' 6" x 6' 5" (1.97m x 1.95m) Comprising a three piece bathroom suite to include a panelled bath with fitted "Triton" electric shower unit over, low-level w.c. and a pedestal wash hand basin. Part-tiled

walls. Vinyl flooring. Wall-mounted electric heater. Shaver point. Ceiling light point and extractor fan.

Outside: One dedicated parking space in car park. Visitor bays also available. Communal gardens to rear.

Services: Mains electric and water connected subject to Statutory Regulations. The apartment is heated by wall of electric wall-mounted heaters in all rooms. Hot water cylinder located in cupboard off the hallway.





Tenure: Leasehold. 99 years from 2007.

Estimated Estate Charges for 2025/2026: £987.12.

No Chain. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 68|D.

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

Directions: From the Agent's Wrexham offices proceed up Regent Street to the traffic lights at which turn left into Bradley Road. Passing through the traffic lights and continue to the roundabout. Continue straight across into Bradley Road. Continue to the traffic lights and turn right onto Ruthin Road. Proceed passing the supermarkets and upon reaching the second set of traffic lights turn right on Croesnewydd Road. Turn left into Pendinas and follow the road to where the apartments are situated on the left hand side. There are visitor bays at the front of the building.

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