

# BOWEN

PROPERTY SINCE 1862



Asking Price £65,000

2 Ty'r Llwyn, Rhos,  
Wrexham LL14 2LS

🏠 2 Bedrooms

🚿 1 Bathroom

## 2 Ty'r Llwyn, Rhos, Wrexham LL14 2LS

---



### General Remarks

This self-contained ground floor apartment is situated within a purpose built block administered by Wrexham CBC ensuring that service costs are kept to a bare minimum. It provides all the benefits of a bungalow at a fraction of the cost. It comprises an open porch; living room with gas fire; dining kitchen; two double bedrooms and a combined bathroom and WC. All services are connected and PVCu double glazing is installed. Outside there are communal gardens to front and rear, brick store and store room within a communal side hall. Adjoining communal parking area to rear and on street parking to front. EPC Rating – 39|E.



**Location:** The apartment is situated towards open countryside on the fringe of the village. Rhos is a thriving village community which provides wide-ranging school, shopping and other social amenities including a Health Centre and The "STIWT" Theatre. The village is situated some three miles from Wrexham and only two miles from the nearest access-point onto the A483 town by pass by the Travel Lodge/Starbucks at Croesfoel, from where there is dual carriageway to Chester (16 miles) and the north west motorway network.

### Accommodation

All on The Ground Floor:

**Open Porch:** PVCu panelled door to:

**Living Room:** 17' 2" x 10' 10" (5.23m x 3.30m) Fitted gas fire. Corner airing cupboard with immersion heater. PVCu framed double glazed window.

**Inner Hall:** 14' 5" x 3' 0" (4.39m x 0.91m) excluding recess. Meter cupboard. Intercom system telephone. External door to:

**Communal Side Hall:** With Store Room 4'6" x 2'8" (1.37m x 0.81m).

**Dining Kitchen:** 9' 5" x 9' 3" (2.87m x 2.82m) excluding door recess. Fitted single drainer stainless steel sink unit. Adjoining base unit and work surface. Suspended double wall cabinet. Electric cooker point.



**Bedroom 1:** 11' 8" x 11' 5" (3.55m x 3.48m)

**Bedroom 2:** 11' 8" x 9' 5" (3.55m x 2.87m)

**Bathroom:** 7' 4" x 5' 7" (2.23m x 1.70m) Fitted three piece white suite comprising a vanity wash hand basin, panelled bath with a "Triton" electric shower above and a low level w.c.

**Outside:** Communal front and rear garden areas. Shared rear yard with brick-built Store Shed. Communal Parking Area to the rear and Off-Street Parking to the front.

**Services:** All mains services are connected subject to statutory regulations.

**Tenure:** Leasehold. 125 year lease from 1990 at a fixed Ground Rent of £10.00 per annum with a current Service Charge of £285.10 for the year 2024.

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

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



**Directions:** For satellite navigation use the post code LL14 2LS. Leave the A483 city by-pass at exit 3 by Starbucks. At the roundabout take the third exit signposted Johnstown. Continue for just over a mile to the first set of traffic lights at which turn right. Continue up Hill Street to a mini-roundabout at which proceed straight across onto Market Street. Follow the road to the next 'T' junction at which turn left. Continue down Hall Street until passing The Sun Inn on the left after which turn right onto Llwyn Enion Road. Proceed until turning left immediately before the blue sign "Unsuitable for HGV's". Follow the road around to the left and the apartment will be seen on the left.

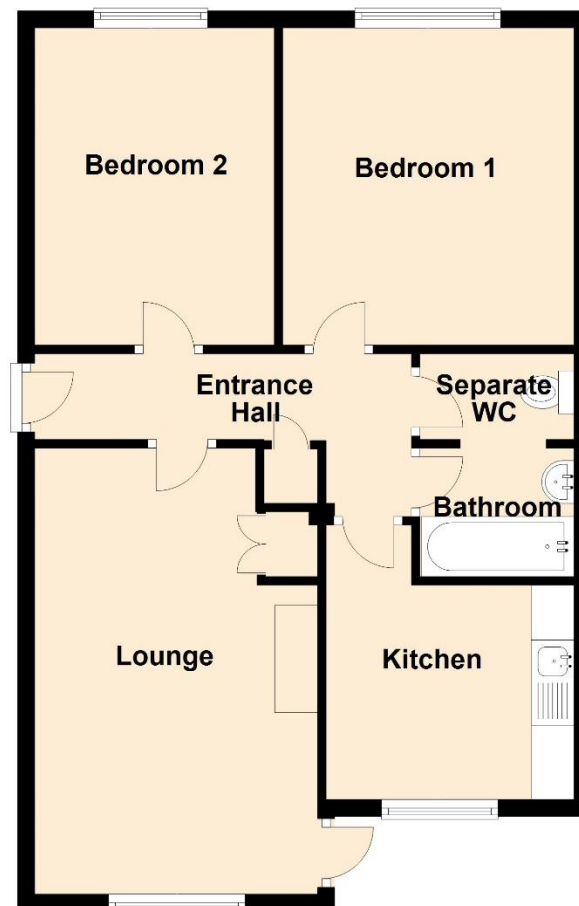
Start your property journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

[bowen.uk.com](http://bowen.uk.com)

## Ground Floor

Approx. 60.3 sq. metres (649.1 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.

BOWEN

SINCE 1862

1 King Street Wrexham LL11 1HF

01978 340000 | [bowen.uk.com](http://bowen.uk.com) | [wrexhamsales@bowen.uk.com](mailto:wrexhamsales@bowen.uk.com)

