



Trinity House Trinity Street

Wrexham, Wrexham, LL11 1NL

£99,950



Located within the city centre are these purposefully converted apartments are installed with a new kitchen and bathrooms, flooring, electrics and Windows, ideal for a first time buyer or alternatively a buy to let landlord wishing to generate a good yield from their investments, With units generating a potential income of approximately £9300 per annum.

The property is located on the second floor with a private entrance door, opening to a hallway with an electric wall heater, a built in covered housing, the electric consumer unit and hot water cylinder with doors off, opening to the living room and kitchen, bedroom, bedroom and bathroom.



Located on the second floor, the properties entered through a private entrance door, opening to a hallway with electric wall heater, a built in cupboard housing the hot water cylinder and consumer unit, intercom and doors opening to the living room/kitchen, bedroom and bathroom.

Living Room/ Kitchen 18'7 x 12'8 (5.66m x 3.86m)

With a double glazed window facing the rear elevation, two electric wall heaters and fitted with range of gloss fronted kitchen units with grey wood grain effect, work surfaces housing, a stainless steel single drainer sink unit, integrated hob, oven and extractor hood, along with space for a tall fridge freezer and space and plumbing for a washing machine.

Bedroom 11'10 x 8'8 (3.61m x 2.64m)

With a high-level window facing the rear elevation and electric wall heater.

Bathroom 6'6 x 6'3 (1.98m x 1.91m)

Installed with a modern white suit, comprising a panel bath with thermostatic shower and protective screen above, a dual flush low level WC ,hand wash basin with vanity unit below, chrome heated towel rail, partially tiled walls and an extractor fan.

Services

The agents have not tested any of the appliances listed in the particulars.

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

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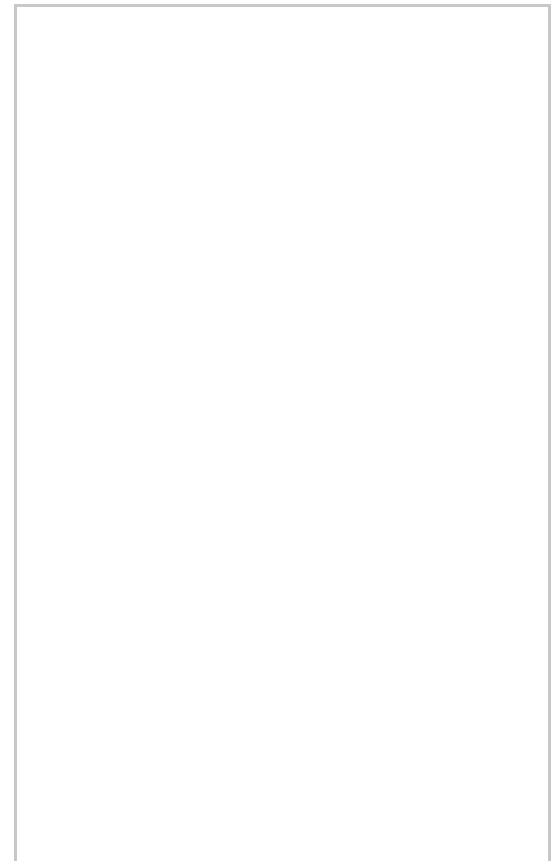
Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

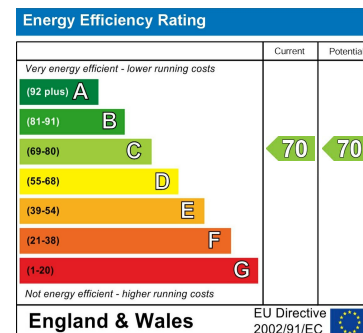
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.