

# Town & Country

Estate & Letting Agents

The Carriageworks, New Street, Mold

Offers In Excess Of  
£130,000



Located within a desirable purpose built development with easy reach of local amenities and green spaces. This apartment presents an ideal opportunity for a first time buyer, retirement/downsizing or alternatively a buy to let landlord wishing to generate a good yield from their investments, With units generating a potential income of approximately £9900 per annum.

The property is located on the second floor with communal entrance having the benefit of lift access. A private entrance door, opening to a hallway with a laundry/cupboard off, doors off, opening to the open plan living area, both bedrooms and the bathroom. The property benefits from gas central heating and UPVC double glazing. Early viewing advised.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345

## Communal Entrance

The communal entrance office stairs rising to the property as well as access to a lift.

## Private Entrance Hallway

The property is entered through a light wood grain effect front door which opens to an entrance hall with an opening intercom, more light wood grain effect doors off opening to the main living room, to both bedrooms and double doors opening to a laundry/store cupboard

## Laundry/ Cupboard

Housing a wall mounted Glowworm gas combination boiler as well as having space and plumbing for a washing machine with a work surface above and light



## Open Plan Kitchen/Diner/Living Room

21'8" x 13'8" max

Installed with a range of modern gloss fronted wall, base and drawer units which are complimented by stainless steel handles, along with work surface housing a stainless steel one and a half bowl sink unit with a mixer tap and tiled splashback. Integrated appliances include stainless steel oven, gas hob with stainless steel extractor hood, a dishwasher and fridge/freezer. The flooring in the kitchen space is ceramic tiled, the dining and living room area has a wall mounted pebble effect electric fire along with two windows facing the front elevation with a radiator below.

## Master Bedroom

11'8 x 9'3

With a double glazed sash window facing the front elevation with a radiator below and a triple door wardrobe with a mirror insert.



## Bedroom Two

8'9 x 9'7

Having a radiator and a full length window facing the front elevation.

## Bathroom

The bathroom is installed with an attractive white four piece suite comprising a panel bath with central mixer tap, corner shower enclosure with dual head thermostatic shower, and a vanity unit housing a dual flush low level WC along with a wash hand basin also with a mixer tap. The flooring is ceramic tiled, the walls partially tiled. There is a chrome heated towel rail and within the ceiling recessed extractor fan.

## Addendum

Secured iron Gates open to the development's off-road parking space. Allocated to this apartment is space number 12.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	