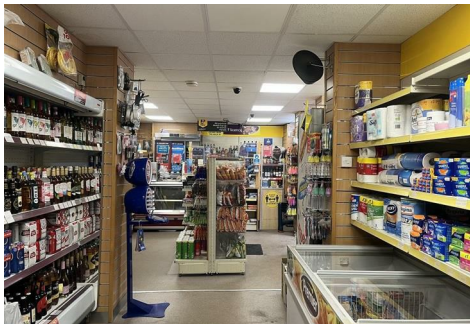




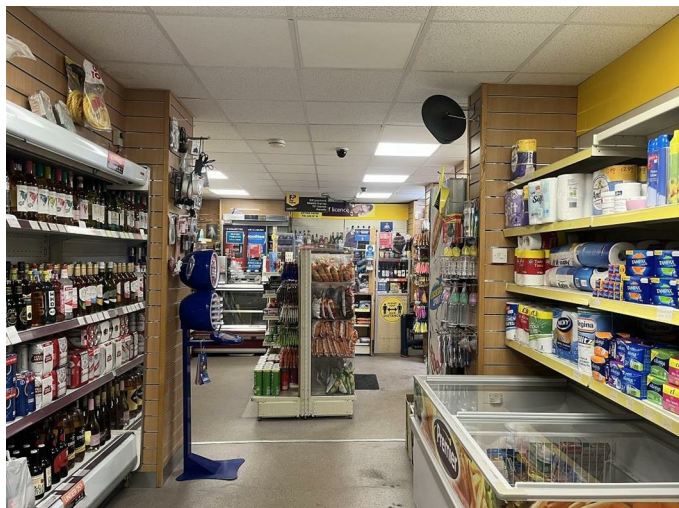
Garthowen Rhosrobin Road, Wrexham, LL11 4RA

£370,000

A freehold mixed-use (commercial and residential) investment opportunity AVAILABLE WITH NO ONWARD CHAIN. Comprising of a ground floor retail shop unit with a spacious sales area of 80m² together with stores and W.C. Along with spacious living accommodation comprising of Open Plan Living / Dining / Kitchen to the ground floor and 3 double bedrooms and family bathroom to the first floor. The property also has the benefit a utility room, spacious garden and garage with ample off road parking. Viewing is essential to appreciate all this property has to offer.

Call Olivegrove today to arrange a viewing on 01978 750234.

Shop 59'8" x 14'6" (18.2 x 4.44m)



80m2 Retail Shop unit with false ceiling, smoke and heat detectors. Various shop fittings available by negotiation

Rear Hall 9'1" (2.77)

Store Room

Split in to 2 sections 4.58 x 2.74m and 2.77 x 1.746

WC

Living /Dining Area 11'1" x 15'8" (3.39 x 4.80m)



UPVC double glazed French doors to the rear elevation, Wood effect flooring, Radiator Opening through to the:

Kitchen 6'11" x 11'2" (2.11 x 3.42m)

UPVC double glazed window to the rear elevation. A range of base, wall and drawer units with

complimentary worktop over. 1 1/2 bowl ceramic sink with chrome mixer tap. Integrated oven with gas hob and extractor over. Tiled splashback. Space and plumbing for washing machine, space for fridge. Larder cupboard

Utility Room

UPVC part glazed door. Space and plumbing for washing machine and tumble dryer

Stairs / Landing

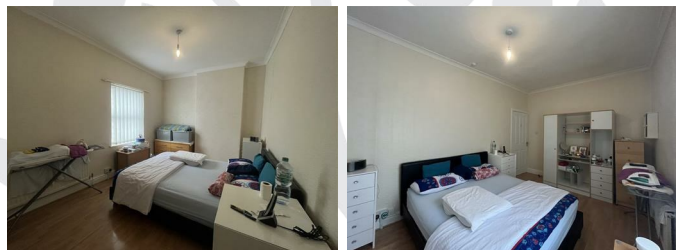
UPVC Double glazed window to the rear elevation. Doors off to:

Bathroom 10'1" x 6'11" (3.09 x 2.11m)



UPVC double glazed window to the rear elevation. Fully tiled walls and vinyl Flooring. Pedestal basin, close coupled W.C. and panelled bath with shower taps. Storage cupboard housing boiler. Radiator

Bedroom 1 14'9" x 9'8" (4.50 x 2.97m)



UPVC double glazed window to the front elevation. Wood effect flooring. Radiator.

Bedroom 2 10'4" x 9'8" (3.16 x 2.97m)

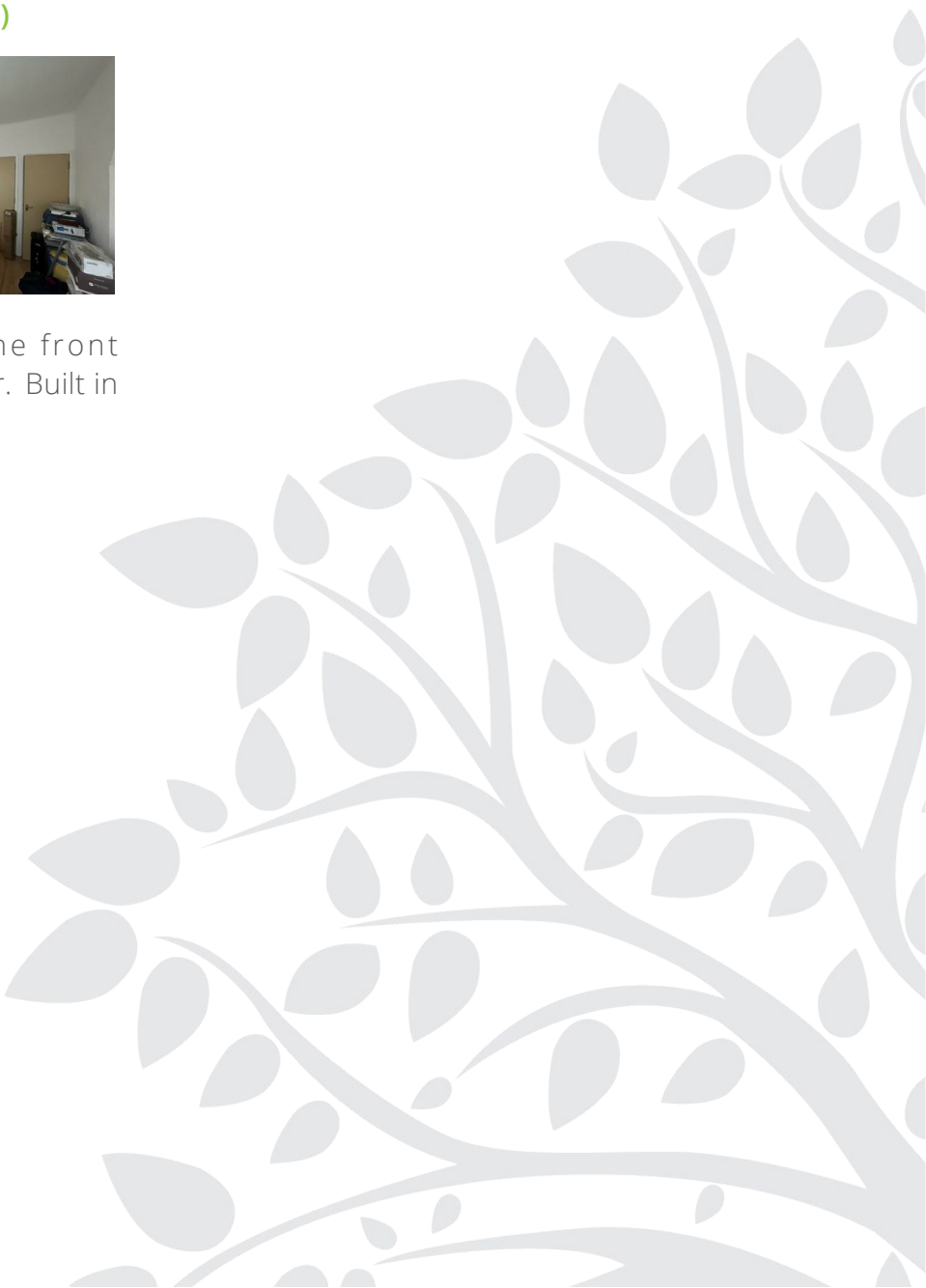


UPVC double glazed window to the front elevation. Wood effect flooring. Radiator.

Bedroom 3 10'8" x 12'8" (3.26 x 3.88m)

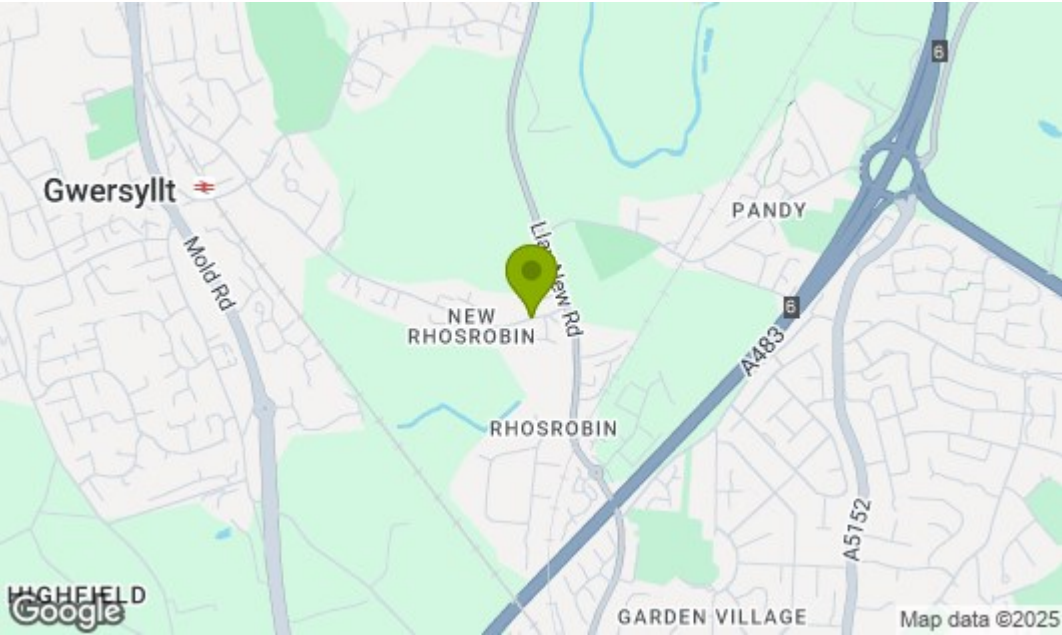


UPVC double glazed window to the front elevation. Wood effect flooring. Radiator. Built in wardrobes



Floor Plan

Area Map



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.

Energy Efficiency Graph

