



## 48 Llys Nantgarw, Wrexham, LL13 7SZ

**£120,000**

Welcome to this charming purpose-built apartment located in the desirable area of Llys Nantgarw, Wrexham. Constructed in 2017, this modern residence offers a delightful blend of comfort and convenience, making it an ideal choice for first-time buyers, couples, or those seeking a low-maintenance lifestyle.

The apartment features a well-proportioned reception room, perfect for relaxing or entertaining guests. With two inviting bedrooms, there is ample space for rest and privacy. The bathroom is thoughtfully designed, catering to all your daily needs.

One of the standout features of this property is the dedicated parking space, providing you with the ease of access that is often sought after in urban living. The apartment's contemporary design and efficient layout ensure that every inch of space is utilised effectively, creating a warm and welcoming atmosphere.

Situated in a vibrant community, Llys Nantgarw offers a range of local amenities and excellent transport links, making it easy to explore the surrounding areas. Whether you are looking to enjoy the tranquillity of nearby parks or the hustle and bustle of Wrexham city centre, this location has something for everyone.

In summary, this modern apartment is a fantastic opportunity for those seeking a stylish and convenient home in Wrexham. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely property your own. Call Olivegrove on 01978 750234 to arrange a viewing.

### Entrance Hallway



Carpet, Access to part boarded attic, Intercom, Storage heater, Light fitting & 2 Storage cupboards, 1 housing water tank. Doors off to:

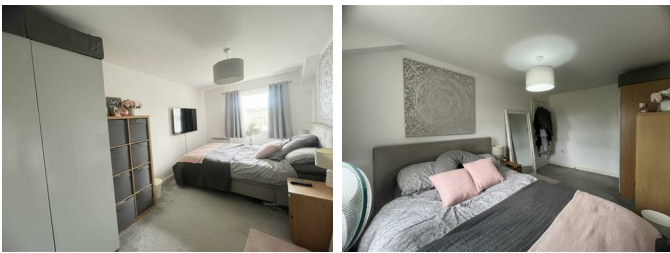
### Open Plan Kitchen / Dining / Living Room 22'4" x 10'5" max (6.81 x 3.20m max)



Kitchen Area: Vinyl Flooring, A range of base, wall and drawer units with complimentary worktop over, stainless steel 1 1/2 bowl sink, integrated oven with electric hob and extractor over, integrated washer / dryer, space for fridge freezer, spotlight fitting.

Living Area: Carpet to floor, 2 x storage heaters and 2 x light fittings. UPVC double glazed window to side elevation.

### Bedroom 1 15'10" x 8'3" (4.83 x 2.52m)



Carpet to floor, storage heater and light fitting. UPVC double glazed window to side elevation

### Bedroom 2 11'6" x 6'10" (3.51 x 2.09m)



Carpet to floor, storage heater and light fitting. UPVC double glazed window to side elevation

### Bathroom 7'6" x 6'4" (2.30 x 1.94m)



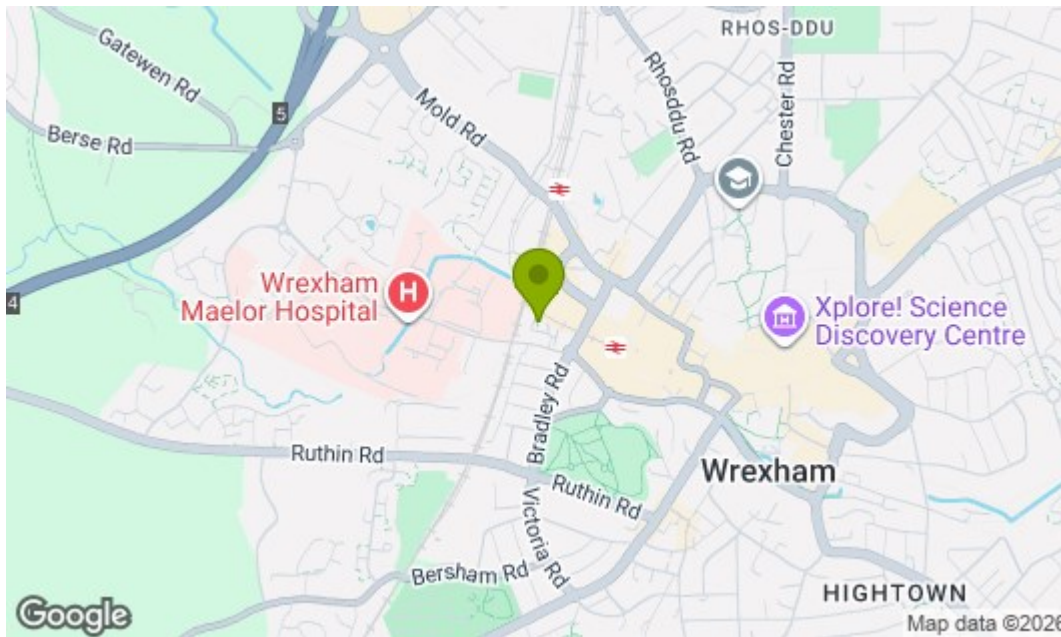
Vinyl floor and part tiled walls, heated towel rail, Close coupled WC, pedestal basin and panelled bath with mains powered shower and glazed screen.

### Externally

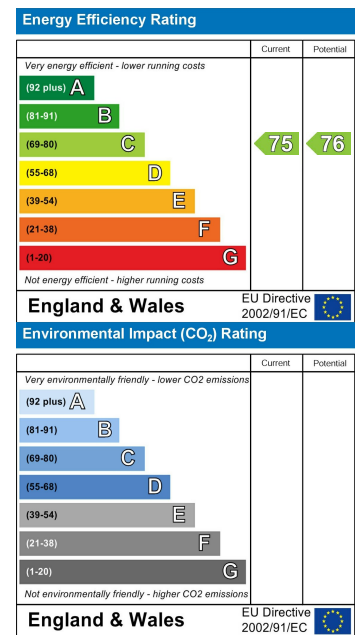
1 Designated Parking Space.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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