

# BOWEN

PROPERTY SINCE 1862



Asking Price £100,000

26 Y Werddon, Pentrefelin,  
Wrexham LL13 7LT

🏠 2 Bedrooms

🚿 1 Bathroom

## 26 Y Werddon, Pentrefelin, Wrexham LL13 7LT



### General Remarks

A ground floor two bedroom apartment forming part of an historic Grade Two Listed Building within walking distance of the City Centre. "Y Werddon" is a gated community within the City Centre with the advantage of having designated private parking. Walking distance of Maelor Hospital, Central Train Station and Bellevue Park. Excellent rental potential. EPC Rating - 58|D.

**Location:** "Y Werddon" is a gated Grade Two Listed community adjoining the Island Green Retail Park right on the fringe of the city centre. Close to all local amenities, Wrexham Maelor Hospital, Central Railway Station and public transport links.

### Accommodation

**Entrance Hallway:** Fitted carpet. Telephone point. Ceiling smoke alarm. Ceiling light fitting. Security intercom system. Electric consumer unit. Cupboard housing the electric meter and hot water cylinder.

**Living Room:** 13' 9" x 8' 11" (4.20m x 2.71m) Fitted carpet. Timber double glazed window. Power points. Ceiling light fitting. Electric wall heater.

**Kitchen:** 9' 10" x 7' 10" (2.99m x 2.39m) Range of light oak-effect wall and base cabinets with a tiled splash-back and laminate work-top surfaces. Single drainer stainless steel sink unit with draining-board. Two timber framed double glazed windows. Power points. Ceiling light fitting. Vinyl flooring. Plumbing for washing machine. Space for a tall fridge freezer. Integrated four-ring electric hob with extractor hood over and integrated "Hoover" single electric fan oven below.

**Bedroom 1:** 13' 0" x 9' 11" (3.96m x 3.01m) Fitted carpet. Timber double glazed window. Power points. Ceiling light fitting. Television aerial point. Electric wall heater.

**Bedroom 2:** 11' 0" x 9' 0" (3.35m x 2.75m) Fitted carpet. Timber framed double glazed window. Power points. Ceiling light fitting. Electric wall heater. Television aerial point.

**Bathroom:** 7' 1" x 6' 11" (2.17m x 2.12m) Comprising a three piece white bathroom suite to include a low level w.c., pedestal wash hand basin and panelled bath with over-head chrome shower attachment and marble-effect wall panels. Vinyl flooring. Flush ceiling light fitting. Extractor fan. Shaver point. Wall mounted electric heater.



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Your home may be repossessed if you do not keep up repayments on your mortgage

**Outside:** The site is approached via separate electrically operated pedestrian and vehicular gates, behind which there is a Dedicated Parking Space marked "No. 26". Communal maintained gardens and courtyard. Bin Store.

**Services:** Mains water, electricity and drainage are connected subject to statutory regulations. Electric heating.

**Tenure:** Leasehold. 999 year lease from the 1st January 2006 at a present Service Charge of £1,400 per annum. Annual Ground Rent of a Peppercorn. Vacant Possession on Completion. NO CHAIN.

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

**EPC:** EPC Rating - 58|D.

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

**Agent's Note:** The vendors of the property are related to a member of Staff at Bowen.

**Directions:** Follow the inner ring road down Bradley Road. After passing The Cats Protection Offices turn left at the next roundabout by Island Green. At the next roundabout proceed straight across onto Pentrefelin. Take the next left and the gates to "Y Werddon" will be seen directly in front.





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