

Llys Nantgarw | | Wrexham | LL13 7SZ

Offers in excess of £110,000

ROSE RESIDENTIAL

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This well-presented two bedroom ground floor apartment is conveniently located within easy reach of local amenities including the Maelor hospital and transport links, making it an ideal purchase for first-time buyers, downsizers or investors alike. Offering well proportioned accommodation throughout, the property comprises a welcoming entrance hallway with useful storage, a bright and spacious open-plan lounge/kitchen fitted with modern units, two double bedrooms and a generously sized contemporary bathroom. Although situated on the ground floor, the apartment is positioned to the rear of the building, away from the main car park, with windows overlooking a fenced boundary, providing an added degree of privacy. The apartment also benefits from electric heating and a secure telephone entry system. Externally, there is the added advantage of an allocated parking space, conveniently positioned adjacent to the main entrance of the building.

Entrance & Hallway

A welcoming entrance hallway providing access to the lounge/kitchen, both bedrooms, bathroom and a generous storage cupboard. The hallway benefits from newly fitted carpet and a secure telephone entry system.

















Open Plan Lounge and Kitchen

22'4" (max) x 10'7" (max) (6.83m (max) x 3.23m (max))

A open-plan lounge/kitchen, offering a comfortable and practical living space. The kitchen is fitted with a modern range of wall, base and drawer units complemented by work surfaces and tiled splashbacks, incorporating a one-and-a-half bowl stainless steel sink and drainer with mixer tap. Integrated appliances include an electric oven, hob and extractor hood, together with space for a washing machine and fridge/freezer. The kitchen area is finished with vinyl flooring, while the lounge benefits from fitted carpet, creating a clear distinction between the two spaces. Further features include inset ceiling spotlights, an additional ceiling light point and a rear facing double glazed window, allowing plenty of natural light into the room.

Bedroom One

8'3" x 15'10" (2.53m x 4.85m)

A well proportioned bedroom benefiting from a rear facing double glazed window, allowing plenty of natural light to fill the room. Further features include newly fitted carpet and an electric heater, creating a comfortable space.

Bedroom Two

6'9" x 12'3" (2.08m x 3.75m)

A further bedroom benefiting from a rear facing double glazed window. The room is finished with fitted carpet and an electric radiator.

Bathroom

A generously proportioned bathroom fitted with a white suite comprising a low level WC with push-button flush, pedestal wash hand basin with mixer tap and panelled bath with mixer tap, chrome shower attachments and glazed shower screen. The room is complemented by tiled splashbacks surrounding the bath and wash hand basin, recessed ceiling spotlights and an extractor fan. A useful built-in storage cupboard houses the water tank, providing additional practical storage space.





External

The property benefits from an allocated parking space, conveniently situated adjacent to the main entrance of the building.

Disclaimer

The information provided on this property listing, including but not limited to descriptions, photographs, measurements, and pricing, is for informational purposes only. While all reasonable efforts have been made to ensure the accuracy of this information, the owner, agent, or company assumes no responsibility for any errors or omissions, and it is subject to change without notice.

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By proceeding with any engagement with this property, you acknowledge that you have read, understood, and accepted these terms.

Anti Money Laundering (AML) Checks

To comply with UK anti-money laundering regulations, we are required to verify the identities of buyers and sellers. These checks are carried out by our third-party provider, Hipla. A non-refundable fee of £24 including VAT per person is payable by buyers directly to Hipla before we issue the memorandum of sale. Personal information collected during these checks will be processed and retained in accordance with applicable data protection and anti-money laundering legislation.

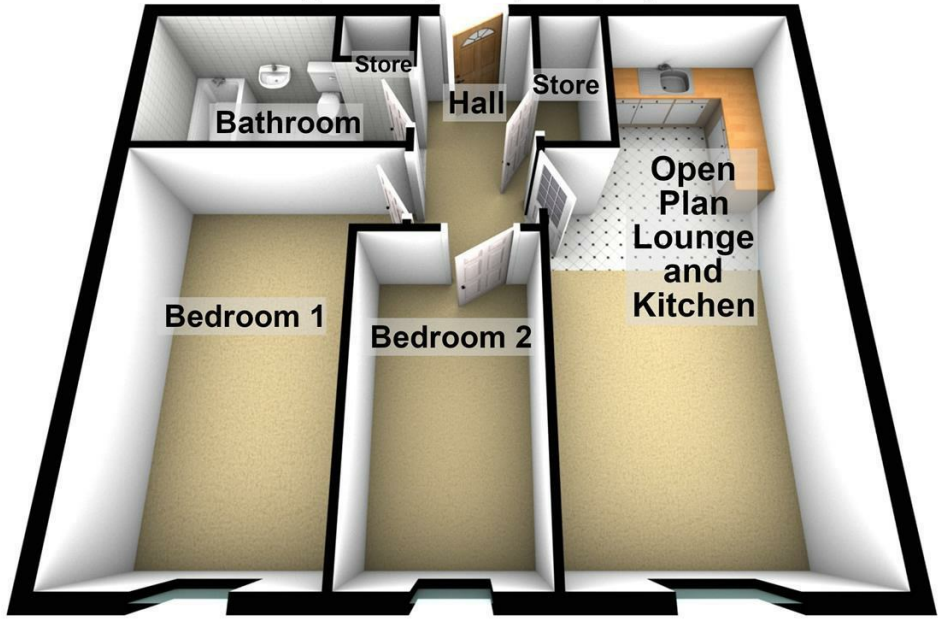




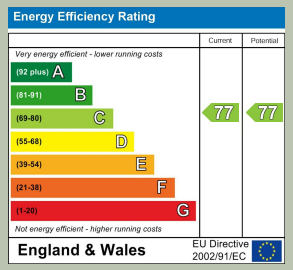


Ground Floor

Approx. 55.2 sq. metres (594.5 sq. feet)



Total area: approx. 55.2 sq. metres (594.5 sq. feet)



Wrexham

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