

BOWEN

PROPERTY SINCE 1862



Asking Price £115,000

53 Llys Nantgarw, Wrexham LL13 7SZ

🛏 2 Bedrooms

🚿 1 Bathroom

53 Llys Nantgarw, Wrexham LL13 7SZ



General Remarks

NO CHAIN - An attractively presented ground floor two bedroom apartment with a dedicated parking space in a convenient location between the Maelor Hospital and the City Centre. Long Leasehold.

This ground floor apartment comprises one of a purpose built block constructed less than ten years ago. It comprises a communal hall with voice entry system, entrance hall with large cloaks cupboard, spacious 22'6" open plan living/dining/kitchen which has a split-level cooker and white high gloss fitted units, two bedrooms and a white bathroom with over-bath shower and screen. The property is double glazed and electrically heated. Outside there are communal gardens and bin storage area together with a dedicated parking space. 150 year lease from 2015.

Location: Llys Nantgarw occupies a most convenient location being situated on the fringe of the city centre close to the Maelor Hospital, Island Green Shopping Centre, Central Railway Station and Wrexham University.

Accommodation

All on The Ground Floor:

Communal Hallway:

Entrance Hall: 9' 11" x 4' 10" (3.02m x 1.47m) Voice entry telephone. Double power point. Electric panel radiator. Open Reach telephone point. Heating control unit. Spacious cloaks cupboard with light.

Open Plan Living/Dining/Kitchen: 22' 6" x 10' 6" (6.85m x 3.20m) The Kitchen Area is fitted with white high gloss laminate-fronted units with contrasting woodblock-effect work surfaces and upstands including a one-and-a-half-bowl single drainer stainless steel sink unit with monobloc mixer tap inset into a range of three-

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

doored base units and one drawer pack with extended work surfaces, beneath which there is plumbing for a washing machine and a built-under "Zanussi" electric oven. Inset "Beko" ceramic hob with stainless steel backing and chimney-style extractor hood above. Three-doored suspended wall units. Electric cooker point. Five double and two single power points exposed. Two electric panel radiators. Smoke alarm. Television and satellite aerial points.

Bedroom 1: 15' 11" x 8' 3" (4.85m x 2.51m) excluding door recess. Three double power points. Television aerial point. Electric panel radiator.



Bedroom 2: 12' 4" x 6' 10" (3.76m x 2.08m) Two double power points. Electric panel radiator.

Bathroom: 10' 2" x 5' 7" (3.10m x 1.70m) including corner cylinder cupboard. Fitted three piece white suite comprising a panelled bath with shower screen and mains thermostatic shower above, pedestal wash hand basin with monobloc mixer tap and close coupled dual flush w.c. Electric ladder radiator. Part tiled walls.

Outside: Communal gardens and bin storage area. Dedicated Parking Space.





Services: Mains water, electricity and drainage are connected subject to statutory regulations. The property is heated via wall mounted electric heaters in all rooms.

Tenure: Leasehold. 150 year lease commencing 1st August 2015 at a Ground Rent of £220.00 per annum. The current Service Charge is approximately £1286.58 per annum. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 76|C.

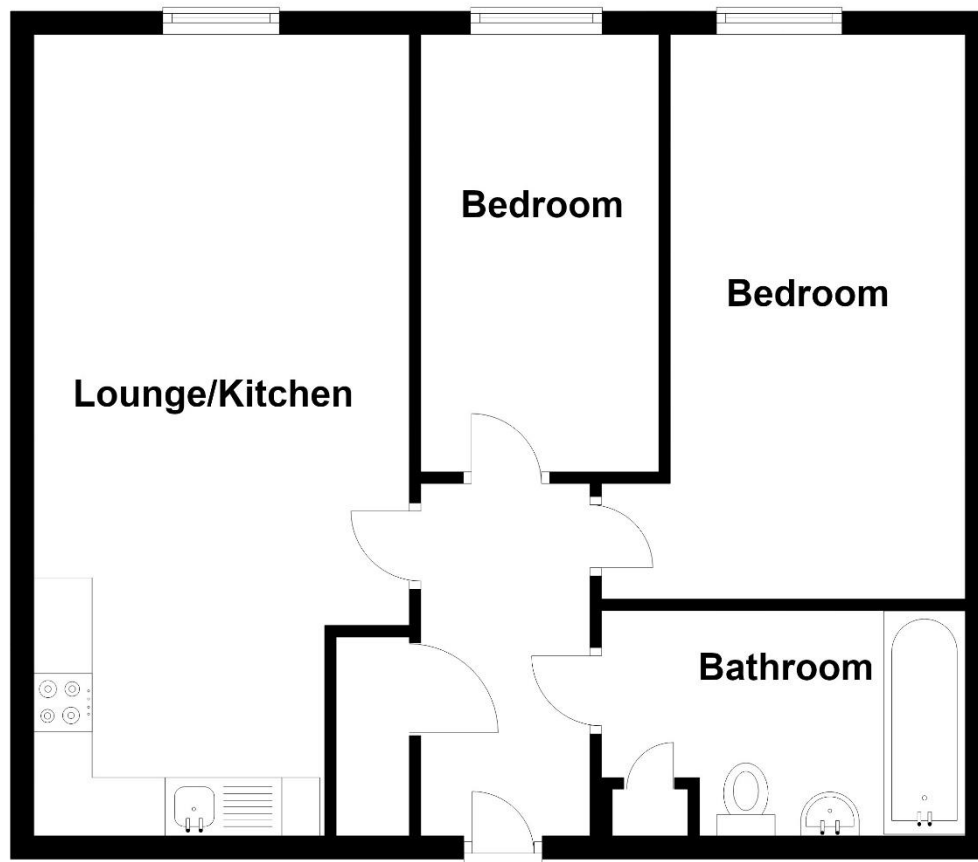
Council Tax Band: The property is valued in Band "C".

Directions: For satellite navigation use the post code LL13 7SZ. From our Wrexham Office proceed along Regent Street through the traffic lights bearing left onto Bradley Road. At the roundabout take the third exit onto Watery Road. Take the first right-hand turn into Llys Nantgarw and the apartment is located centrally within the block at the head of the cul-de-sac.



Ground Floor

Approx. 54.9 sq. metres (590.8 sq. feet)



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