



Pendinas, Wrexham LL11 3BQ

£825 Per Month

Viewing is HIGHLY RECOMMENDED to APPRECIATE this third floor, Two Bedroom Apartment. This property is WELL PRESENTED and comes with a Garage, Allocated Parking and plenty of Visitor Parking. Well presented throughout, this property is ready to move in to. The accommodation, in brief, comprises of an entrance hallway, one double bedroom, one single bedroom, a modern family bathroom and an open-plan kitchen/living area. One of the key attractions to this property is its location, having excellent access to the hospital, town centre and the A483.

- TWO BEDROOM
- GARAGE BELOW
- OPEN PLAN KITCHEN/ LIVING AREA
- AMPLE STORAGE SPACE THROUGHOUT
- VIEWING HIGHLY RECOMMENDED
- APARTMENT
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- EPC RATING D



ACCOMMODATION COMPRISING

Hardwood front entrance door giving access to the apartment

ENTRANCE HALLWAY

With laminate flooring, wall mounted telecom to the front door entrance, storage cupboard, built in cupboard housing central heating system

OPEN PLAN KITCHEN/ DINING/LIVING ROOM

6.599m x 3.248m (21'7" x 10'7")

Fitted kitchen comprising a range of wall and base cupboards, with complementary worktop surfaces, incorporating four ring electric hob/oven/grill with stainless steel sink unit with mixer tap, laminate flooring, UPVC Double glazed window to the rear, two electric radiators, UPVC Double glazed doors to the front, TV aerial point, telephone point.

BEDROOM ONE

3.106m x 2.667m (10'2" x 8'8")

UPVC Double glazed window to the front, electric radiator, laminate flooring, built in wardrobes.

BEDROOM TWO

3.128 x 1.997m (10'3" x 6'6")

UPVC Double glazed window to the front, electric radiator, laminate flooring

FAMILY BATHROOM

1.985m x 1.782m (6'6" x 5'10")

Panel enclosed bath with shower over, low level w.c, electric radiator, pedestal wash hand basin, UPVC Double glazed and frosted window to the rear, electric shaver point

OUTSIDE

The property has off road parking and garage in a private car park, which has visitor parking

Important information

MONEY LAUNDERING REGULATIONS 2 0 0 3
Intending purchasers will be asked to produce

identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.



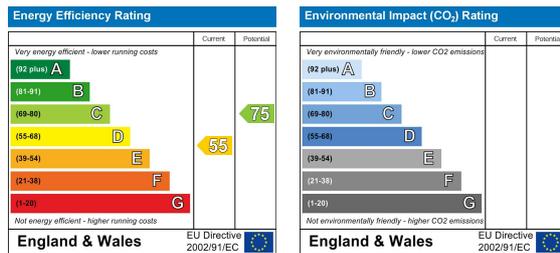
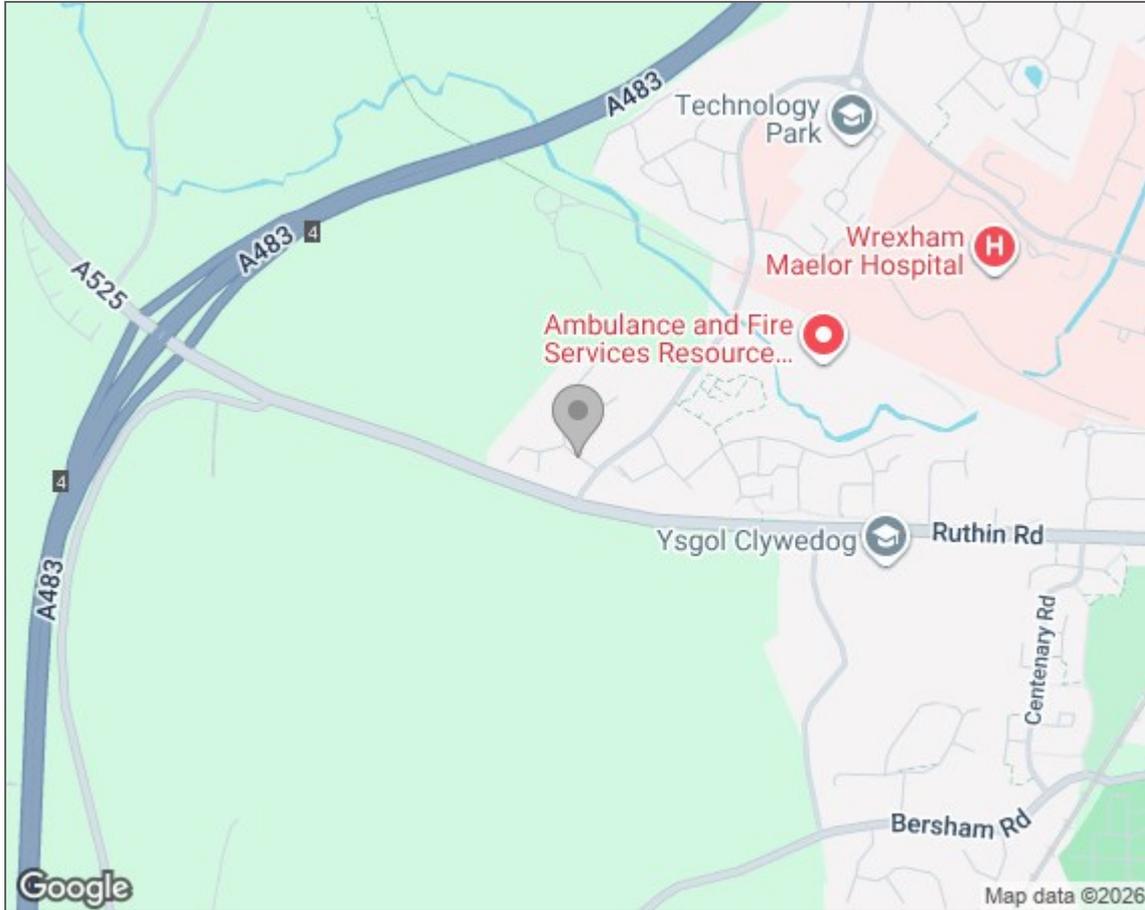




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MONEY LAUNDERING REGULATIONS 2003

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