



Heol Maelor, Wrexham LL11 3LS

£145,000

"NO CHAIN"

Located in the Popular village of Coedpoeth, Wrexham, this unique property offers a delightful blend of Residential and Commercial space. The Apartment, situated above a fully equipped hairdressers salon, presents an excellent opportunity for those seeking a home with the added benefit of a business right at their doorstep. IDEAL FOR INVESTMENT BUYERS.

The apartment features two well-proportioned bedrooms. The reception room is inviting and serves as a perfect area for enjoying quiet evenings at home. The bathroom is conveniently located, ensuring practicality for everyday living.

This property is ideal for individuals or families who appreciate the convenience of having a business on-site, making it a fantastic investment opportunity. The salon is fully equipped, allowing for immediate operation, whether you are an experienced hairdresser looking to establish your own brand or an entrepreneur seeking a new venture.

- TWO BED FIRST FLOOR APARTMENT
- SEPARATE OFFICE/ TREATMENT ROOM
- POPULAR VILLAGE LOCATION
- IDEAL INVESTMENT OPPORTUNITY
- WITH FULLY EQUIPPED HAIRDRESSING SALON TO THE GROUND FLOOR
- DOUBLE FRONTED SHOP WINDOW
- REAR GARDEN



ACCOMMODATION COMPRISES

The Salon is accessed via a front external and glazed door.

MAIN SALON

9.30m x 3.71m (30'6" x 12'2")

The main Hairdressers Salon is a spacious room that is fully equipped and ready to go, (All fixtures and fittings are included in the sale) Including work stations with chairs and mirrors. There is a reception desk and spot light fittings.

BEAUTY ROOM

3.51m x 2.45m (11'6" x 8'0")

The room is on the right hand side as you walk into the Hairdressers, ideal for a multiple of uses such as an Office, waiting room or Nail salon.

The room comprises of mirrored wall, laminate flooring and window to the front.

TANNING ROOM

3.07m x 2.06m (10'0" x 6'9")

Accessed from the rear of the salon, this room to the right hand side and has a single, stand up tanning booth. UPVC door to the side alley way and an internal door into the cloakroom w.c.

CLOAKROOM W.C.

Comprising of a low level w.c. wall mounted wash hand basin and tiled flooring.

SEPARATE APARTMENT

Accessed via a separate UPVC Door from the alleyway, which gives access to the entrance hallway.

ENTRANCE HALLWAY AND FIRST FLOOR LANDING

With staircase rising off to the first floor apartment

HALLWAY

4.50m x 3.32m (14'9" x 10'10")

Accessed from the staircase and comprises of

feature Adam Style fire surround and doors leading off to the bedrooms and Kitchen, storage cupboard. This was a lounge when the vendors lived here but because the stairs run into it once it was rented out this space could not legally be a room. If the stairs are turned this could be an additional room if rented, however if the owner lives there they can do what they want with this space. The vendor is happy to explain in detail if a viewer would like more information.

KITCHEN/ DINING ROOM

4.71 x 4.05 (15'5" x 13'3")

A Good sized kitchen and comprises of wall and base cupboards with complementary worktop surfaces, incorporating stainless steel sink unit, stand alone cooker, UPVC Double glazed windows to the front, radiator. There is also an entrance to a secondary staircase, which is partially blocked off, but leads to two large storage areas on the second floor.

LOUNGE

3.88m x 2.97m (12'8" x 9'8")

UPVC Double glazed window to the rear, radiator, wall mounted gas central heating boiler

BEDROOM

3.88 x 2.97m (12'8" x 9'8")

UPVC Double glazed window to the front, laminate flooring, radiator, Wooden fire surround with tiled backdrop and hearth and glazed doors to the lounge.

BATHROOM

3.15m x 1.90m (10'4" x 6'2")

Comprising of a panel enclosed bath with shower above and shower screen, low level w.c., pedestal wash hand basin, Radiator.

OUTSIDE

Accessed via alley way to the rear of the dwelling is a garden with stone steps giving access. The garden



is of a good size. To the right hand side of the steps leading to the garden is a stone shed.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2003

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.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.

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

ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.

Separate entrance to the flat so can and have been used as two separate spaces in the past.

The water feed is shared.

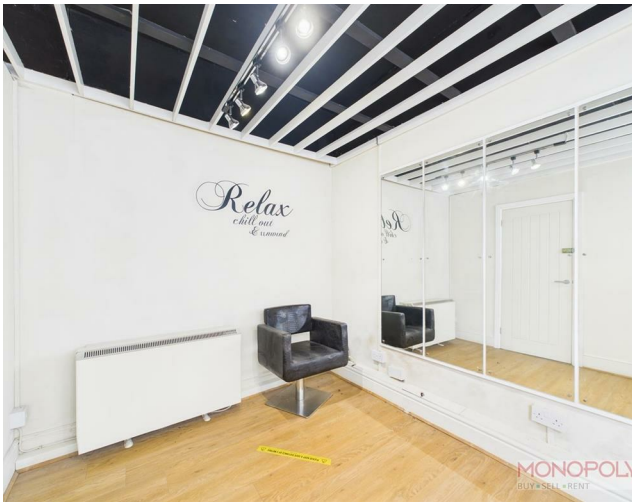
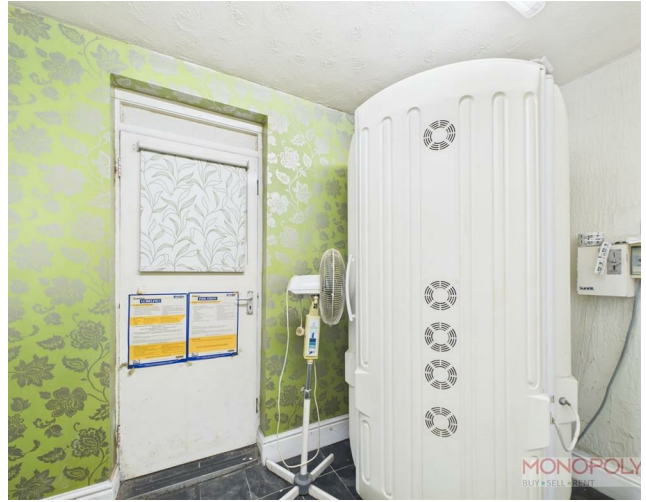
Gas heating in the flat only but the meter is in the shop, storage heaters in the shop.

Electric is separate meters

Shop is free for council tax with the flat as band A

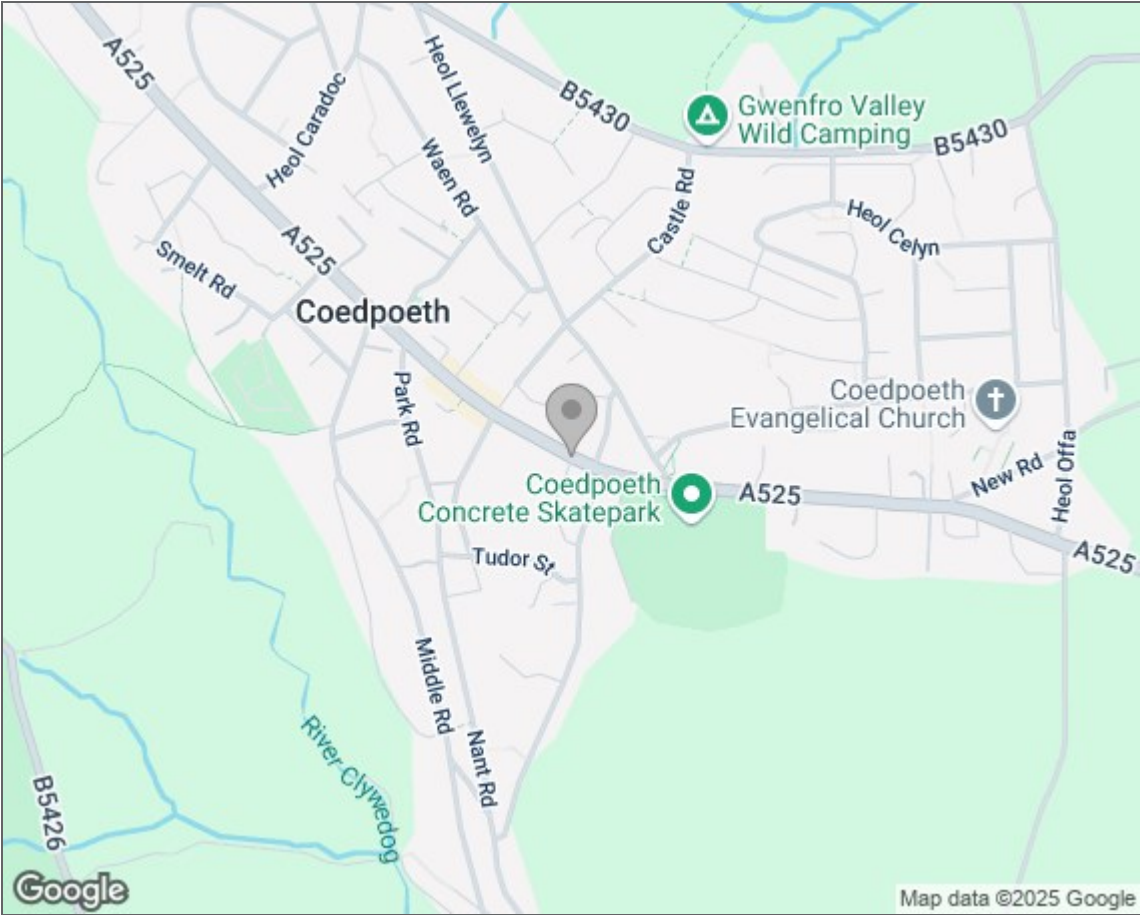
The vendor said that due to the stairs to the flat running in the direction they currently do, the large landing is a waste of space as she wasn't allowed to use it as a liveable area when renting out, however she said if the stairs were turned into the opposite direction this could be more useable. The vendor is happy to explain this in more detail to any interested parties.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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