



23

Wrexham | | LL11 5FB

£120,000

**MONOPOLY**  
BUY ■ SELL ■ RENT

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# 23

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Located in the Popular area of Ingot Close, Brymbo, Wrexham, this stunning Two-bedroom ground floor apartment offers a perfect blend of comfort and modern living. Upon entering, you will be greeted by a spacious reception room that is newly carpeted, providing a warm and inviting atmosphere for relaxation or entertaining guests.

The apartment features Two well-proportioned bedrooms, ideal for a small family, a couple, or even as a home office space. The bathroom is conveniently located, ensuring ease of access for all residents. The property benefits from gas central heating, ensuring a cosy environment during the colder months, while the UPVC double glazing enhances energy efficiency and noise reduction.

For those with vehicles, the apartment comes with two designated parking spaces, a valuable asset in this desirable location. The surrounding area of Brymbo is known for its community spirit and accessibility to local amenities, making it an excellent choice for those seeking a peaceful yet connected lifestyle.

This apartment is not just a place to live; it is a home that offers comfort, convenience, and a touch of modern elegance. Whether you are looking to buy or rent, this property is sure to impress. Do not miss the opportunity to make this delightful apartment your own.

- STUNNING GROUND FLOOR APARTMENT
- TWO BEDROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED WINDOWS
- TWO DESIGNATED PARKING SPACES
- GREAT LOCATION
- NO CHAIN
- VIEWING HIGHLY RECOMMENDED



## ACCOMMODATION COMPRISING

A solid timber door opens into the hallway.

### ENTRANCE HALLWAY

With doors off to the lounge, bathroom and two bedrooms, newly carpeted, storage cupboard housing electric consumer unit, telephone point, telephone intercom for main door, spotlights to ceiling.

### LOUNGE/ DINING ROOM

14'2" x 13'10" (4.34m x 4.22m)

With UPVC Double glazed bay window to the front, with radiator beneath, second radiator, newly carpeted, T V point, double doors opening to the kitchen.

### KITCHEN

8'11" x 8'3" (2.74m x 2.53m)

Beautifully presented kitchen comprising a range of wall and base cupboards with complementary worktop surfaces incorporating one and half bowl stainless steel sink unit with mixer tap, Built in four ring gas hob, electric oven/grill with stainless steel canopy extractor hood above, built in washing machine, Integral dishwasher, brick style tiled splashbacks, spotlights to ceiling, extractor fan.

### BEDROOM ONE

11'7" x 8'3" (3.54m x 2.52m)

UPVC Double glazed window to the front with radiator beneath, newly carpeted, TV aerial point, built in wardrobes.

### BEDROOM TWO

8'3" x 7'5" (2.54m x 2.28m)

UPVC Double glazed window to the front with radiator beneath, cupboard housing gas central heating boiler, newly carpeted, telephone point.

### BATHROOM

9'2" x 5'2" (2.80m x 1.60m)

Comprising of Panel enclosed bath with shower over, low level w.c., pedestal wash hand basin, radiator, part tiled walls, electric shaver point, extractor fan.

### OUTSIDE

Communal gardens to the outside areas and there are Two designated parking spaces.

## 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

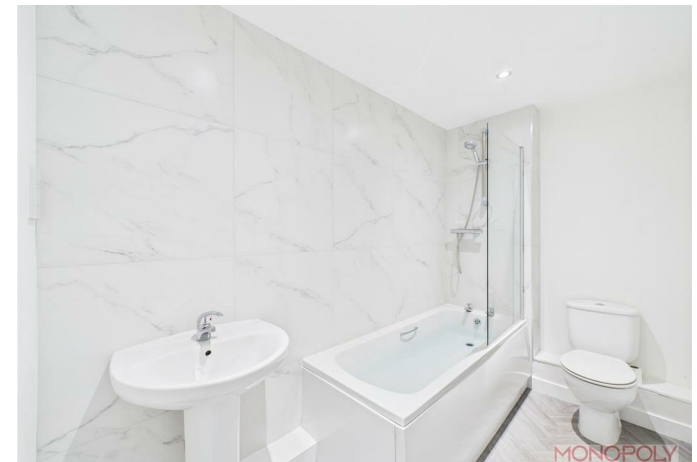
Your home maybe repossessed if you do not keep up repayments on your mortgage.

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.

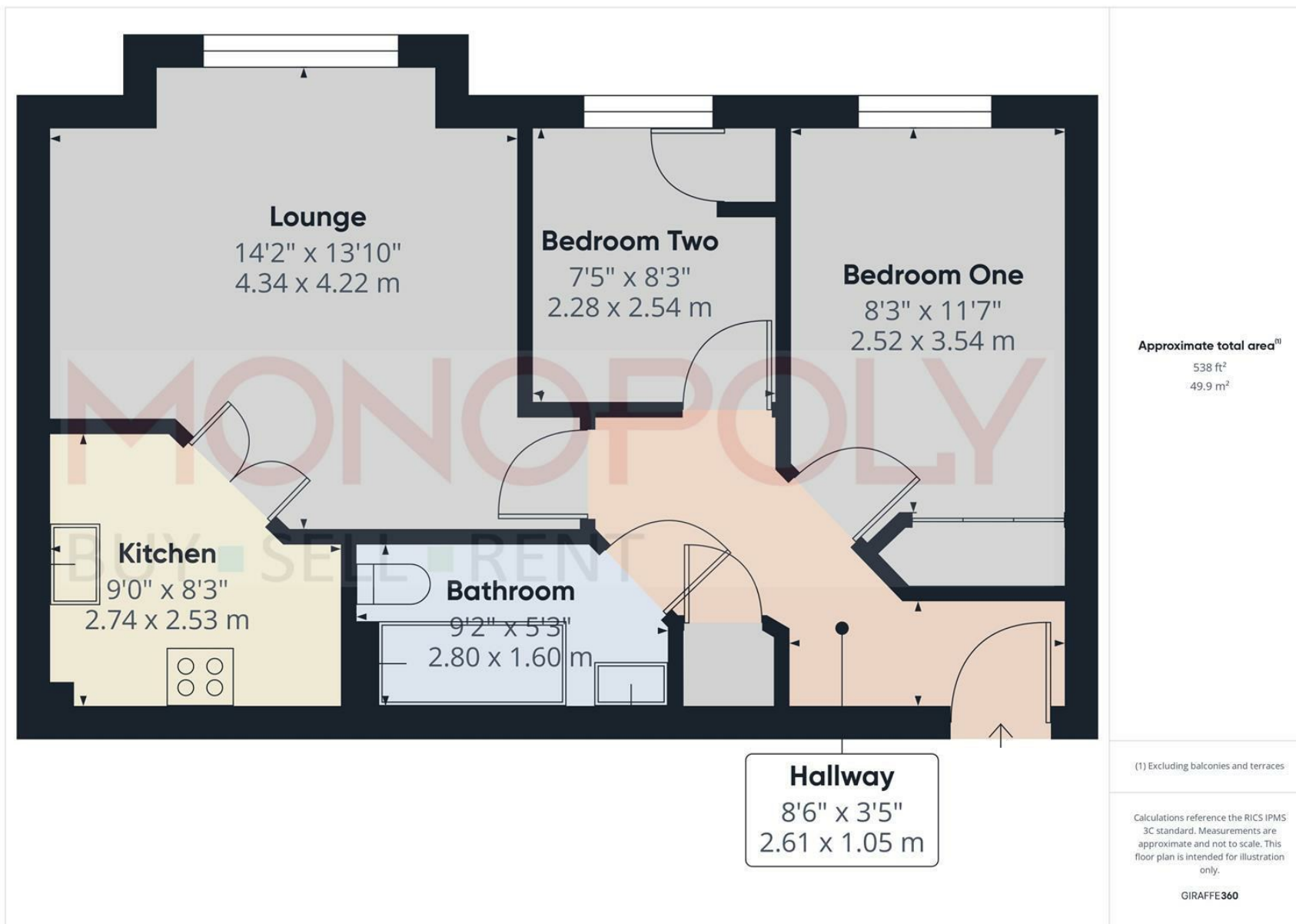
Please remember that you should not borrow more than you can safely afford.

## ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.





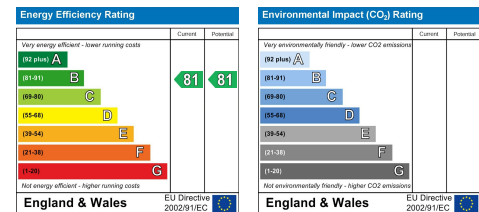


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