



## Trinity Close, Wrexham LL14 4AQ

### £85,000

A 1 bedroom first floor Maisonette located within the village of Rhostyllen. The property has fantastic potential and would make an excellent first time or investment purchase, benefitting from gas central heating, double glazing and has a communal car park to the rear. The village of Rhostyllen offers a wealth of local amenities including shops, primary school as well as having excellent access to Wrexham city centre and the A483 for commuting. In brief the property comprises of; hallway, lounge, kitchen, bedroom and bathroom.

- A 1 bedroom first floor Maisonette
- Fantastic potential
- Communal car park to the rear
- Ideal first time or investment purchase
- Gas central heating
- NO CHAIN



## Lounge

5.14m x 3.66m (16'10" x 12'0")

With 2 double glazed windows to the front, wood effect flooring, central gas fire (not tested), built in storage cupboard.

## Inner Hallway

With a door to the airing cupboard housing the hot water tank.

## Kitchen

2.69m x 1.82m (8'9" x 5'11")

With matching wall and base units, solid wood work surfaces, space for a cooker, plumbing for a washing machine, space for a fridge/freezer, inset 1 1/4 sink, part tiled walls, tiled flooring, wall mounted gas boiler, double glazed window, extractor fan.

## Bedroom

3.58m x 2.63m (11'8" x 8'7")

With a double glazed window to the rear, fitted wardrobes and high level units, wood effect flooring.

## Bathroom

2.59m x 1.50m (8'5" x 4'11")

Fitted with a low level w.c, bath, pedestal wash hand basin, tiled flooring, part tiled walls, double glazed window.

## Parking

There is a designated communal parking area for residents to the rear.

## Additional Information

The current owners are currently in talks with the management company to extend the lease to 125 years..... Please make sure this is done before you complete on the property. Ground rent approx £50 per annum payable 6 monthly, approx £140 service charge, building insurance approx £200 per year.

## 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 01978 800186 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

## Key property facts





The key material information can be seen via the web links from which ever property portal the property is viewed.

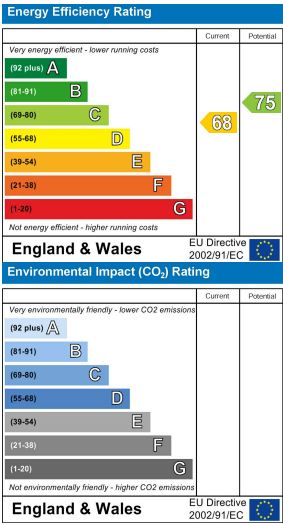
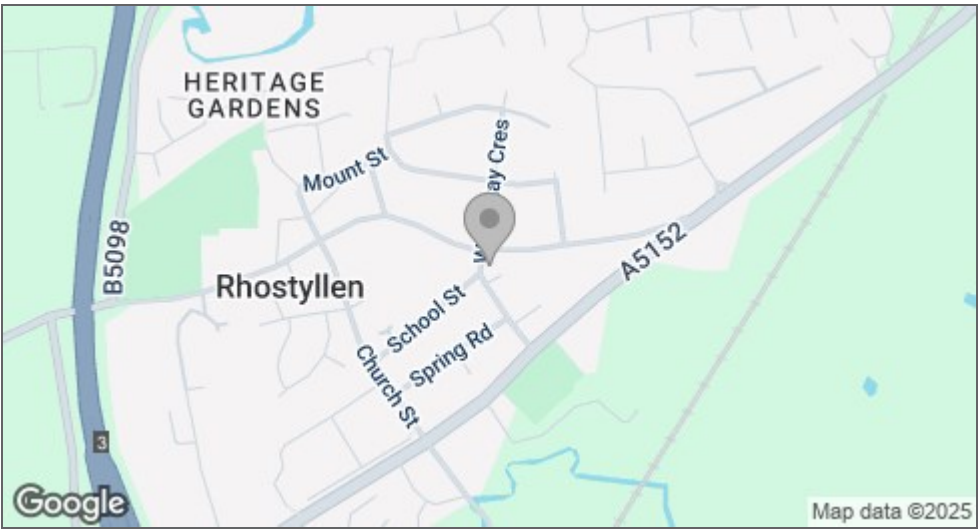
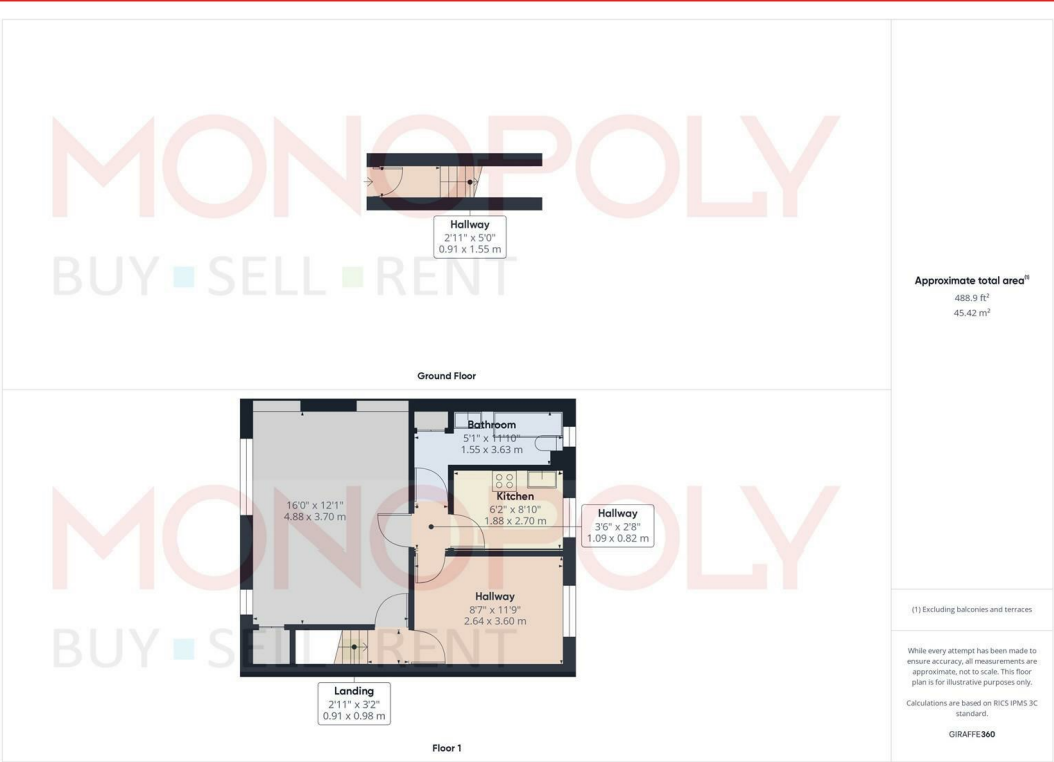












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