



Hirwaun, Wrexham LL11 3EF Offers In Excess Of £115,000

An immaculately presented 2 bedroom ground floor apartment located close to Wrexham city centre. This beautifully appointed apartment offers an open plan lounge/kitchen with french doors off to the front, 2 bedrooms an en-suite shower room. This excellent apartment would make an ideal first time or investment purchase and must be viewed to be truly appreciated. Located close to Wrexham Maelor Hospital and to the city centre there are a wealth of amenities close to hand including 2 supermarkets as well as having good road links to the A483 for commuting. In brief the property comprises of; hallway, lounge/kitchen, 2 bedrooms, en-suite and bathroom.

- An immaculately presented 2 bedroom ground floor apartment
- En-suite
- One designated car parking space plus ample visitors spaces
- Convenient location
- NO CHAIN!
- Open plan lounge/kitchen
- French doors off the lounge to the front
- Ideal for a first time or investment purchase
- VIEWING HIGHLY RECOMMENDED



Hallway

With carpeted flooring, door to useful storage cupboard.

Lounge/Kitchen

5.16m max x 6.20m max (16'11" max x 20'4" max)

A beautifully presented L-shaped open plan lounge/kitchen with french doors off to the front, carpeted flooring and 2 double glazed windows. The kitchen is well appointed with matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, built in electric oven, 4 ring gas hob with stainless steel splash back and extractor fan, plumbing for a washing machine, space for a fridge/freezer, tiled flooring.

Bedroom 1

4.73m x 2.68m (15'6" x 8'9")

Immaculately presented with a double glazed window to the front, carpeted flooring.

En-suite

1.88m x 1.48m (6'2" x 4'10")

Fitted with a low level w.c, pedestal wash hand basin, fully tiled shower cubicle.

Bedroom 2

2.53m x 2.66m (8'3" x 8'8")

Again well presented with a double glazed window to the front, carpeted flooring, door to a cupboard housing the gas combination boiler.

Bathroom

2.19m x 1.92m (7'2" x 6'3")

Fitted with a white suite comprising of a low level w.c. pedestal hand wash basin, bath, part tiled walls, tiled flooring.

Parking

There is one designed car parking space as well as ample visitors spaces.

Additional Information

The owner has provided us with the most recent invoice for the service charges and reserve fund.

1st July 2023 - 31 December 2023 - Service charge for half the year was £411.65

1st July 2023-31st December 2023- half yearly reserve fund - £42.66

Annual ground rent - £151.34 which is collected every 6 months for £75.67.

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.







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(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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