

# Town & Country

Estate & Letting Agents

Maes Cibyn, Caergwrle

£100,000



Opportunity to purchase a first floor two bedroom apartment located in a popular village location. The property comprises; entrance porch, lounge, kitchen, two bedrooms and bathroom internally, with parking to front and garden to rear. Benefitting from no onward chain and being ideal for first time buyers or investors, this property must be viewed! \*Leasehold property\*

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345

## Entrance

Door to front entrance porch. Stairs to first floor. Radiator.

## Landing

Loft access. Doors off to:



## Lounge

17'2" x 12'6"

Picture rail. Window to front. Radiator x2.



## Kitchen

13'8" x 11'2"

Fitted with a range of wall, base and drawer units with complementary work surfaces. Stainless steel sink unit with splashback tiling. Integrated cooker, hob and extractor hood over. Brick-built display. Space for white goods. Cupboard housing boiler. Built-in cupboard. Window to rear. Radiator.



## Bedroom One

13'8" x 10'2"

Built-in cupboard and overheads. Window to front. Radiator.



## Bedroom Two

Built-in wardrobe. Window to rear with pleasant views. Radiator.



## Bathroom

Low level W/C. Wash hand basin. Panel enclosed bath with shower attachment over. Fully tiled walls. Built-in airing cupboard. Radiator.

## Front Garden

Parking to front.



## Rear Garden

Garden to rear, left to nature. Outhouse. Outside W/C.

## Lease Information

Awaiting further details.

## Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

## To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

## Services

The agents have not tested any of the appliances listed in the particulars.

TENURE: Leasehold

Council Tax: Band B £1052.00

## Mortgage Advice

Town and Country Property Services can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although



depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

### Hours of Business

Monday to Friday - 8:30am - 5:30pm  
Saturday - 9:00am - 4:00pm  
Sunday - CLOSED

### Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

