

Town & Country

Estate & Letting Agents

Maes Hyfryd, Wrexham

£89,950



One bedroom first floor apartment located in the heart of Rhosrobin, benefiting from double glazing and gas central heating, an ideal purchase for first time buyer or investor, available with no onward chain.

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TEL: 01978 291345

Description

This modern first-floor apartment is situated a five-minute drive from Wrexham city centre. The spacious accommodation comprises entrance hall, living room, fitted kitchen, a double bedroom having a range of fitted units and a modern white bathroom suite. Externally there is outside parking space directly to the front of the apartment.

Location

The property is located in Rhosrobin a village situated in Wrexham new housing and commercial development, attracted by direct access along the B5425 to Wrexham city centre, and easy connection to the A483, for Chester and the North West of England and beyond.

Directions

Head north-east on King St towards Lord Street, turn left onto Trinity Street, turn left onto Rhosddu Road at the roundabout, continue straight to stay on Rhosddu Road, at the roundabout continue straight onto Rhosddu Rd/B5425 continue to follow B5425, turn left onto Rhosrobin Road and then turn left onto Meas Hyfryd, the property will be located by our for sale board.

Entrance Hall

The property is entered through a UPVC double glaze front door which opens to an entrance hall with stairs off rising to the first floor accommodation.

First Floor Landing

With a window to the front elevation, a radiator, a large walk in storage cupboard with light and a large shelved boiler cupboard housing a modern gas combination boiler. Also with a cloak cupboard and doors off opening to the living room, bedroom and bathroom.



Living Room

14'9" x 9'5"

A window facing the rear elevation, a radiator and sliding Louvre doors opening to the kitchen.



Kitchen

12'9" x 7'7"

The kitchen has a range of shaker style base units and ample work surface space, a stainless steel, single drainer sink unit with a mixer tap and tiled splashback's, radiator, space for a cooker, fridge freezer, and a washing machine. A window to the front elevation.



Bedroom One

11'8" x 7'7"

Fitted with a range of bedroom units, incorporating two sets of double wardrobes, double doors opening to a range of shelving, further shelved storage cupboard and drawers. Window faces the rear elevation with a radiator below.



Bathroom

6'6" x 5'9"

The bathroom is installed with a modern white suite comprising, a panelled bath with an electric shower and a curved glass protective screen cover. Dual flush, low-level WC, pedestal wash hand basin, a fitted wall unit, partially tiled and partially panelled walls. Also having an opaque window to the front elevation.



Externally Front

The vendor can offer a parking space directly in front of a timber gate opening to a shared courtyard and an outbuilding housing metres. A Canopy porch with light and quarry tiled flooring stands in front of a UPVC double glazed front door.

Services

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

COUNCIL TAX: Band A £873.00

TENURE: Leasehold

A new 125 year lease began in 2004.

Ground rent £10 per annum.

Insurance £83.42p per annum.

Service charge £20.87 per annum.

All figures are verified and corrected by the vendor at time of marketing.

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

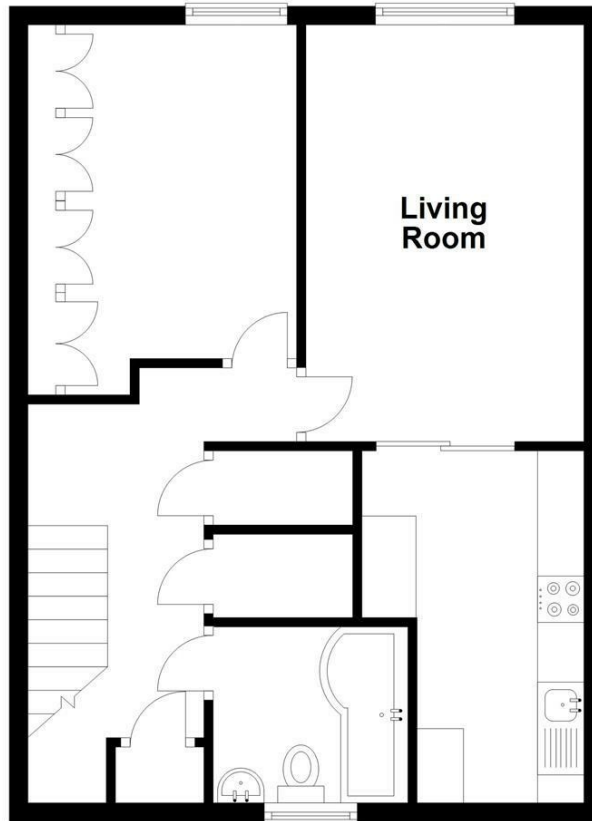
If you would like to make an offer, please contact the office and one of the team will assist you further.

Mortgage Advice

Town and Country 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.



Ground Floor

Approx. 50.4 sq. metres (542.4 sq. feet)

Total area: approx. 50.4 sq. metres (542.4 sq. feet)

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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		78	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 