

# Town & Country

Estate & Letting Agents

Bentley Place, Wrexham

£110,000



Situated in a quiet cul-de-sac development of similar homes, this beautifully presented second floor apartment within easy access of Wrexham city Centre and a wealth of amenities enjoys the benefits of gas central heating along with double glazing and comprises a vestibule, entrance hall, a living room with French doors opening to a South facing balcony and then open through away from the living room to a beautifully presented kitchen. There is also two good size bedrooms and a modern white three-piece bathroom suite. Viewing recommended.

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## Vestibule

6'2 x 2'9

The property is entered through a woodgrain veneer front door which opens to a vestibule with a radiator and internal door opening to the entrance hall.

## Entrance Hall

9'1 x 2'9

With an intercom, radiator and doors off opening to the living room, to both bedrooms and to the bathroom.



## Living Room

12'3 x 13'3

Having a radiator, a skylight set within the ceiling, and open through way into the kitchen/dining room and double glazed French doors which open to the balcony.



## Kitchen

11'6 x 9'7

An attractive contemporary kitchen fitted with a range of white wood grain effect wall, base and drawer units which

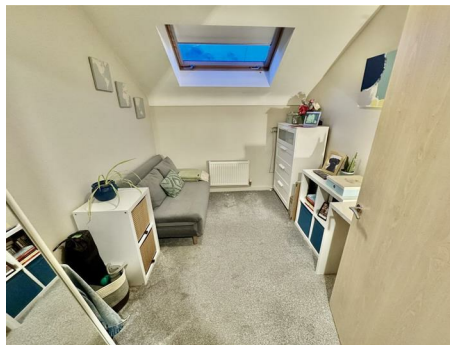
are complimented by stainless steel handles. Ample work surface space houses a stainless steel one and a half bowl sink unit with a mixer tap and tiled splashback. Integrated appliances include a stainless-steel oven, hob and extractor hood, washer dryer along with the fridge and freezer. There is a radiator and set within the ceiling a skylight.



## Bedroom One

11'8 x 10'9

Having a fitted double wardrobe with sliding doors along with a woodgrain effect chest of drawers, there is access to the loft space, a window to the rear elevation with a radiator below and a skylight set within the ceiling.



## Bedroom Two

9'6 x 7'7

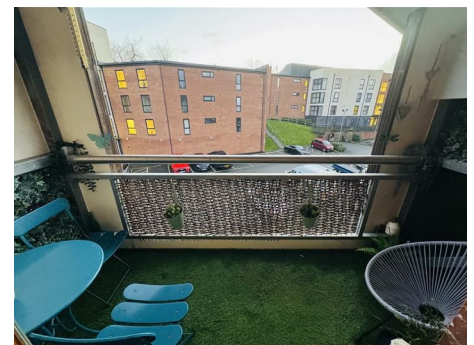
With a skylight set within the ceiling and a radiator below.



## Bathroom

8'9 x 6'5 max

The bathroom is installed with an attractive modern white suite comprising a dual flush low level WC, vanity unit with wash hand basin and mixer tap along with a panel bath with mixer tap, shower extension, folding protective screen and panelled walls. There is partial tiling to the walls along with a crow heated towel rail and a skylight set within the ceiling.



## Balcony

The balcony enjoys a predominantly South facing orientation with an outside light along with a steel railing and artificial lawn flooring.

## Externally

Situated to the front of the development is an allocated parking space.

## Services

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

## 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 a member of our team who 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.

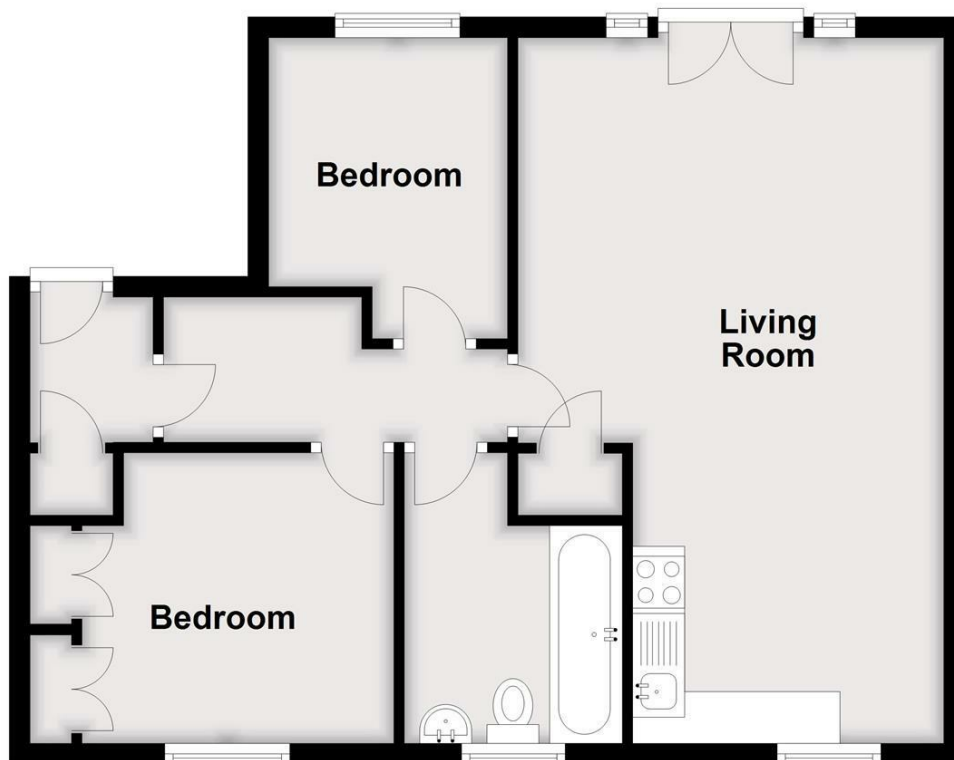
Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

## 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.

**Ground Floor**

Approx. 58.2 sq. metres (626.2 sq. feet)



Total area: approx. 58.2 sq. metres (626.2 sq. feet)

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

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.