

Town & Country

Estate & Letting Agents

Plas Kynaston Cefn Mawr, Wrexham

£97,500



Forming part of a former Georgian Manor house with views over gardens towards the Bowling Green, this recently renovated ground floor apartments comprises a spacious living room, a brand-new kitchen with fitted appliances and a double bedroom with a new ensuite shower room off.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345



Living Room

20'4 x 11'8

Featuring three sash windows facing the front elevation with integrated shutters, two electric wall heaters, and open through way to the kitchen and doorway to the bedroom.



Kitchen

9'10 x 5'

Fitted with a range of attractive new, contemporary wall, base and drawer unit units complimented by stainless steel handles with wood grain effect work surfaces housing stainless steel

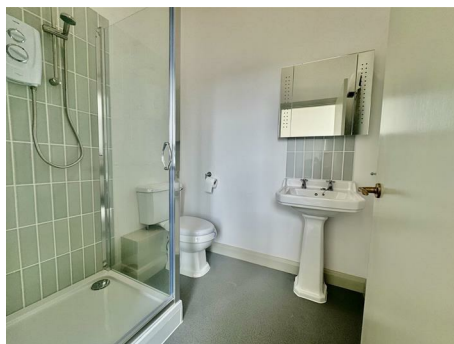
single drainer sink unit with mixer tap and tile splashback. Integrated appliances include stainless steel oven, hob with extractor hood above, fridge/freezer, space and plumbing for a washing machine with. An electric wall heater and recessed downlights set within the ceiling, a built in cupboard off houses the pressurised hot water cylinder.



Bedroom

11' x 14'

Measurements incorporate ensuite shower room. With an electric wall heater, sash window to the side elevation and door opening to the ensuite shower room.



En Suite Shower Room

Installed with a new three-piece white suite comprising a corner shower enclosure with electric wall mounted shower, a low-level WC and pedestal wash hand basin with a mirror fronted medicine cabinet above and partially tiled walls.



Externally

Located to the rear of the property are two allocated off-road parking spaces.

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

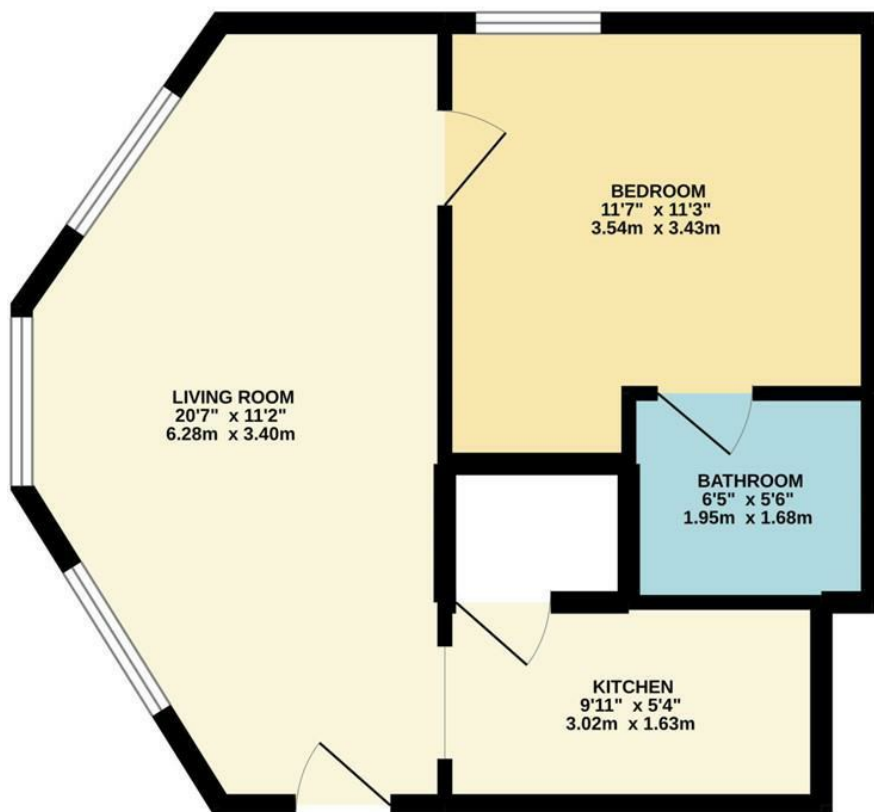
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2022

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.

