

Town & Country

Estate & Letting Agents

Trinity Close, Rhostyllen, Wrexham

Offers In The Region Of
£85,000



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DESCRIPTION

Situated at the heart of the village, offering easy access to Wrexham city centre along with motorway networks and a host of day-to-day amenities, this first-floor one-bedroom flat benefits from UPVC double glazing and gas central heating. The accommodation comprises an entrance hall with stairs rising to the first-floor landing, a spacious living/dining room, kitchen, bedroom, and bathroom. Externally, a carport positioned to the rear provides shared residents' off-road parking.



LOCATION

Rhostyllen is a well-connected village on the outskirts of Wrexham, offering a blend of semi-rural charm and convenient access to city amenities. With excellent transport links, including nearby access to the A483 for easy commuting to Chester, Oswestry, and beyond, the village also boasts local shops, schools, and scenic countryside walks, making it an ideal location for both professionals and families.

ENTRANCE HALL

The UPVC double-glazed door opens to an entrance hall with stairs rising to the first-floor accommodation, leading to a landing with doors off to the living room and bedroom.



LIVING ROOM

16'3 x 11'6

Includes a built-in understairs storage cupboard, two windows to the front elevation, a radiator, a gas fire (untested), and a door opening into an inner hallway.



INNER HALLWAY

Doors off to the kitchen, bedroom, and bathroom.

KITCHEN

8'9 x 5'6

Fitted with a range of light wood grain effect base units housing a stainless steel single drainer sink unit with tiled splashback. Space and plumbing for a washing machine. Window to the rear elevation and wall-mounted Worcester gas combination boiler.



BEDROOM

8'5 x 11'6

Window to the rear elevation and radiator.



BATHROOM

11'3 x 4'6

Includes a built-in corner storage cupboard, panel bath, low-level WC, and pedestal wash hand basin. Radiator, partially tiled walls, and an opaque window to the rear elevation.

Services (Wrexham)

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

Tenure: Leasehold

99 Years from 1984 - 57 years remaining

Ground Rent - £50.00pa from 01/04/2017 until 31/03/2050. And then £100.00pa from 01/04/2050

Service Charge - Last payment of service charge was May/June 2025 for £221.91. No

Service Charge demands have been raised since.

Insurance is paid every 6 months - last payment was September 2026 for the sum of £215.70

Council Tax Band B £1706.00

Viewings (Wrexham)

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

To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

Property Particulars Disclaimer

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