

# 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.

## Mortgage Advice (Wrexham)

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.**

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.

