

Town & Country

Estate & Letting Agents

Hirwaun, Wrexham

£115,000



Ideally situated for convenient access to Wrexham city centre, the local road and motorway network, and a wide range of day-to-day amenities, this well-presented ground floor apartment offers comfortable and low-maintenance living. The accommodation benefits from uPVC double glazing and gas central heating throughout and briefly comprises an entrance hall, spacious open-plan kitchen/living/dining room with French doors opening onto the communal gardens, two bedrooms (the principal bedroom enjoying fitted bedroom furniture), and a generously sized shower room with a large walk-in shower enclosure. This property would make an ideal first-time purchase, investment opportunity, or home for those looking to downsize.

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DESCRIPTION

Ideally located for Wrexham city centre, excellent road links and a range of local amenities, this well-presented ground floor apartment offers comfortable, low-maintenance living. Benefitting from uPVC double glazing and gas central heating, the accommodation comprises an entrance hall, an open-plan kitchen/living/dining room with French doors to the communal gardens, two bedrooms (the principal with fitted furniture), and a spacious shower room with a large walk-in shower. An ideal first-time purchase, investment, or downsizing opportunity.



LOCATION

Situated in the sought-after Bryn Offa area of Wrexham, Hirwaun enjoys a convenient residential setting with excellent access to local amenities. The property is within easy reach of shops, supermarkets, schools, and the Maelor Hospital, while Wrexham city centre is approximately one mile away, offering a wide range of retail, leisure, and dining facilities. Excellent transport links include nearby bus routes, Wrexham General railway station and Wrexham Central railway station, providing convenient connections across North Wales, Cheshire, and beyond. The A483 is also easily accessible, making commuting to Chester, Oswestry, and the wider regional road network straightforward.

COMMUNAL ENTRANCE

Access is via a secure uPVC double glazed entrance door leading into the communal hallway, which features wall-mounted post boxes and a staircase rising to the apartments above. Access is provided to the subject apartment.

PRIVATE ENTRANCE HALL

A light woodgrain-effect entrance door opens into the welcoming hallway, which benefits from a radiator and provides access to the open-plan kitchen/living/dining room, both bedrooms, the shower room, and a useful shelved cloaks cupboard with lighting.



OPEN PLAN

KITCHEN/LIVING/DINING ROOM

20'1 x 16'4 (max)

A spacious and light-filled open-plan living area with two radiators and uPVC double glazed French doors opening onto the side gardens of the development. The kitchen is fitted with a range of modern white wall, base and drawer units complemented by stainless steel handles and work surfaces incorporating a stainless steel one-and-a-half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel double oven, four-ring hob and extractor hood. There is plumbing for a washing machine and space for a freestanding fridge/freezer. The kitchen area is finished with a ceramic tiled floor.



BEDROOM ONE

9'7 x 8'3

A well-proportioned double bedroom with a window overlooking the side elevation and a radiator beneath. Fitted with an excellent range of light woodgrain-effect bedroom furniture comprising a double wardrobe with sliding mirrored doors, overhead storage cupboards and matching bedside cabinets.



BEDROOM TWO

8'3 x 8'2

With a window to the side elevation and radiator beneath. A built-in cupboard houses the gas combination boiler.



SHOWER ROOM

7'5 x 6

The original bath has been replaced with a generous walk-in shower enclosure featuring a glazed screen and thermostatic shower. The suite also comprises a pedestal wash hand basin and dual-flush low-level WC. Finished with a ceramic tiled floor, partially tiled walls, radiator and recessed ceiling spotlighting.



EXTERNALLY

The apartment benefits from its own allocated parking space together with ample visitor parking. Well-maintained communal gardens surround the development.



Services

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

Council Tax Band - C (£1949 Per Year)
Lease length is 250 years from 2013
(237 years remaining)
Freeholders are Homeground who charge £150.00pa for the ground rent, this is paid in bi annual payments of £75.00 every 6 months.
RMG Management handle the maintenance and groundworks who charge approximately £1193.00 per annum, also paid every 6 months.

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.

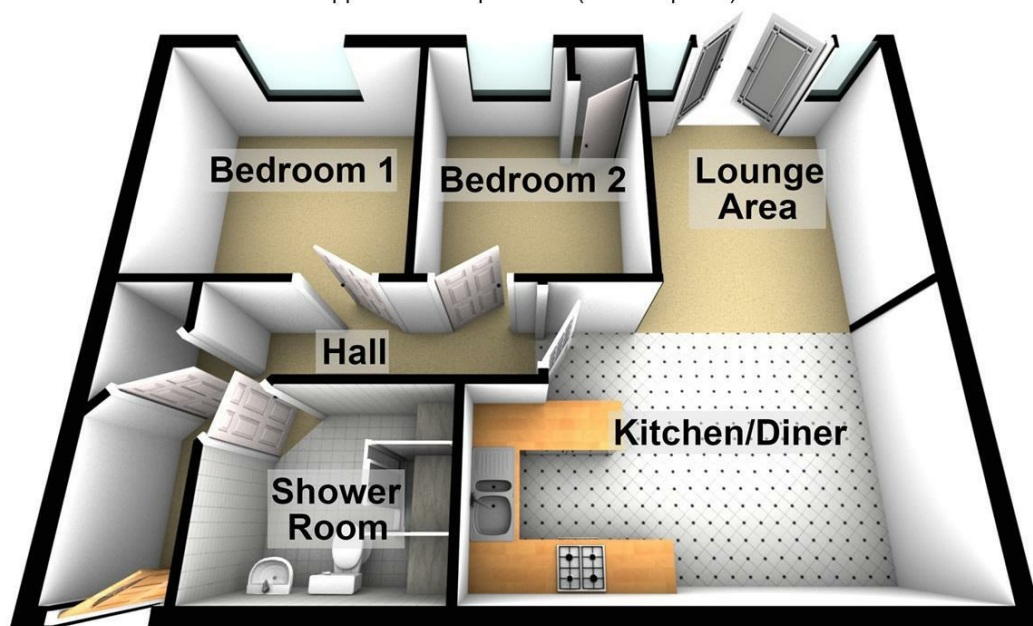
Mortgage Advice

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.

Ground Floor

Approx. 53.1 sq. metres (571.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.