



## 11 Y Werddon, Wrexham, LL13 7LT

**Price £90,000**

Set behind electrically operated gates is this good value 1 bedroom apartment located on the 1st floor with designated parking bay situated in the iconic Grade 2 listed Y Werddon development conveniently located in the city centre with plenty of amenities, cafes, bars, restaurants, public transport all in easy reach. The apartment would suit an owner occupier or investor and briefly comprises a communal entrance door to hall with stairs to all floors. The private accommodation includes an entrance door from the 1st floor, hall, lounge with double glazed window and deep sill, kitchen fitted with a range of base and wall cupboards to include oven, hob and extractor, plumbing for washing machine and space for fridge freezer, bedroom and a bathroom with shower over the bath. The development is approached via a remote electrically operated gate and side pedestrian gate with coded entry system giving access to the car park with a designated car parking space, brick built recycling storeroom, communal landscaped gardens then lead to the first courtyard where the entrance will be observed in the corner on the right. Energy Rating - C (80)

### LOCATION

Conveniently located within the Grade II Listed former Brewery known as Y Werddon in the heart of Wrexham City Centre. Wrexham has an excellent range of shopping facilities, restaurants, cafes and leisure amenities as well as the 2 train stations, bus Station, Wrexham Hospital, University and world-renowned football stadium. Good roads links allow for daily commuting to the major commercial and Industrial centres of the region including Chester, Oswestry and the North West.

### DIRECTIONS

This property is conveniently located within Wrexham City Centre adjoining the Island Green Retail Park.

### ACCOMMODATION

Communal entrance door with intercom system opens to:

### COMMUNAL HALL

With individual letterboxes and stairs rising to all floors.

### FIRST FLOOR

Private entrance door opening to:

### HALLWAY

With intercom system, electric Economy 7 storage heater, ceiling light, electric meter cupboard, fitted carpet and six panel white woodgrain effect doors off.

### LOUNGE 10'9" x 10'2" (3.3m x 3.1m)

Double glazed window with deep sill, fitted carpet and electric wall heater.

### KITCHEN 8'10" x 8'6" (2.7m x 2.6m)

Fitted with a range of base and wall units with work surface areas incorporating a four ring electric hob with oven/grill below and pull-out extractor above, stainless steel single drainer sink unit, part tiled walls, plumbing for washing machine, space for fridge freezer, wood effect laminate flooring and storage cupboard housing the hot water cylinder with shelving above.

### BEDROOM 10'2" x 8'2" (3.1m x 2.5m)

Double glazed window with deep sill, electric wall heater and fitted carpet.

### BATHROOM

Appointed with a white suite of pedestal wash basin, low flush w.c, twin grip panelled bath with mixer tap and shower take-off, extractor fan, shaver socket and electric wall heater.

### OUTSIDE

Remote operated vehicular gate and a side pedestrian gate give access to the communal parking with No.11 having an allocated parking bay. A pleasant walk through the communal gardens which are mainly lawned with established heading lead to the communal entrance door of this particular apartment. This apartment has the benefit of a bin store and a caretaker is employed to keep the communal areas clean and tidy on a weekly basis.

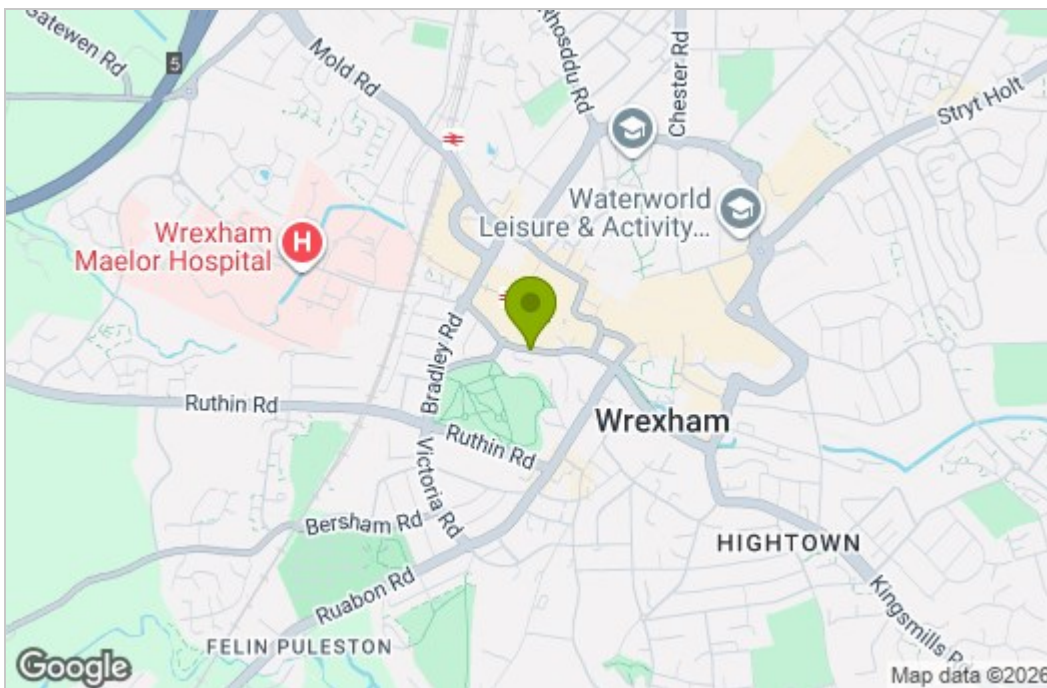
### PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).

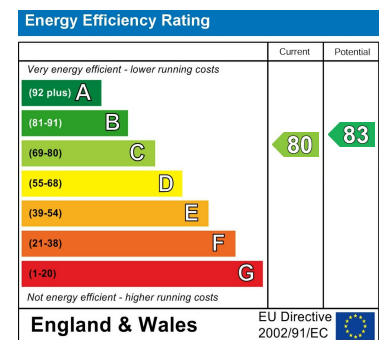




## Area Map



## Energy Efficiency Graph



**Wingetts**  
More than just estate agents

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.

29 Holt Street, Wrexham, LL13 8DH  
Tel: 01978 353553 Email: sales@wingetts.co.uk www.wingetts.co.uk