

# Wingetts

More than just estate agents



**35 Y Werddon, Wrexham, LL13 7LT**

**Asking Price £110,000**

An excellent opportunity to acquire this well-presented two-bedroom ground floor apartment, situated within the highly sought-after Grade II Listed Y Werddon development in the heart of Wrexham city centre. Offering low-maintenance living and ideally suited to first-time buyers, investors, or those looking to downsize. The property enjoys a prime city-centre location, with a wide range of shops, restaurants, cafés, bars, leisure facilities and public transport links all within easy walking distance. The accommodation is accessed via a secure communal entrance hall and briefly comprises an entrance hallway with cloakroom/storage area, inner hallway, spacious lounge/dining room, fitted kitchen, two well-proportioned bedrooms and a shower room. Externally, the property benefits from an allocated parking space and attractive communal grounds, all set behind electrically operated security gates. The property is leasehold with approximately 979 years remaining on the lease, providing excellent long-term security. The current service charge is approximately £1,500 per annum. Early viewing is strongly recommended. EPC Rating: C (70).

## 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.

## ACCOMODATION

A communal entrance door with intercom system opens into the communal hallway with tile flooring, staircase rising to first and second floors. The 6 panel private entrance door off the hallway opens into the cloaks/vestibule with intercom system, fitted carpet, panelled door that opens into the hallway and a continuation of fitted carpet, electric wall heater, 6 panel white doors off to all rooms.

## LOUNGE 14 x 11'3 (4.27m x 3.43m)

A well proportioned reception room with two double glazed sash windows to front, fitted carpet, electric wall heater, television connection point, telephone point and feature arch through to:-

## STUDY/DINING AREA 4'10 x 11'3 (1.47m x 3.43m)

Double glazed sash window, fitted carpet.

## KITCHEN 6'6 x 7'1 (1.98m x 2.16m)

Fitted with a range of shaker style base and wall cupboards with work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, 4 ring electric hob with extractor hood above, stainless steel oven/grill with integrated microwave/grill combination above, part tiled walls, plumbing for washing machine, space for under counter fridge and tiled flooring.

## BEDROOM ONE 10'5 x 10'9 (3.18m x 3.28m)

A good sized double bedroom with fitted carpet, double glazed sash window, electric wall heater.

## BEDROOM TWO 10'7 x 14'6 (3.23m x 4.42m)

A good sized double bedroom with feature archway dividing the sleeping area and the dressing area, double glazed sash window, electric wall heater and fitted carpet.

## SHOWER ROOM 6'6 x 5'8 (1.98m x 1.73m)

Appointed with a white suite of corner shower cubicle with Mira electric shower, wash hand basin within vanity unit and close coupled wc alongside, part tiled walls, extractor fan, tiled flooring, heated towel rail and electric water heater.

## OUTSIDE

This attractive development is approached through a vehicular remote operated entrance gate with side keypad entrance pedestrian gate which opens into the communal parking with each individual having their own allocated parking bay.

The apartments and houses have been designed around a courtyard style setting with central lawned and shrubbed area with Victorian style lamp posts which provide external lighting in the evening.

## 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).

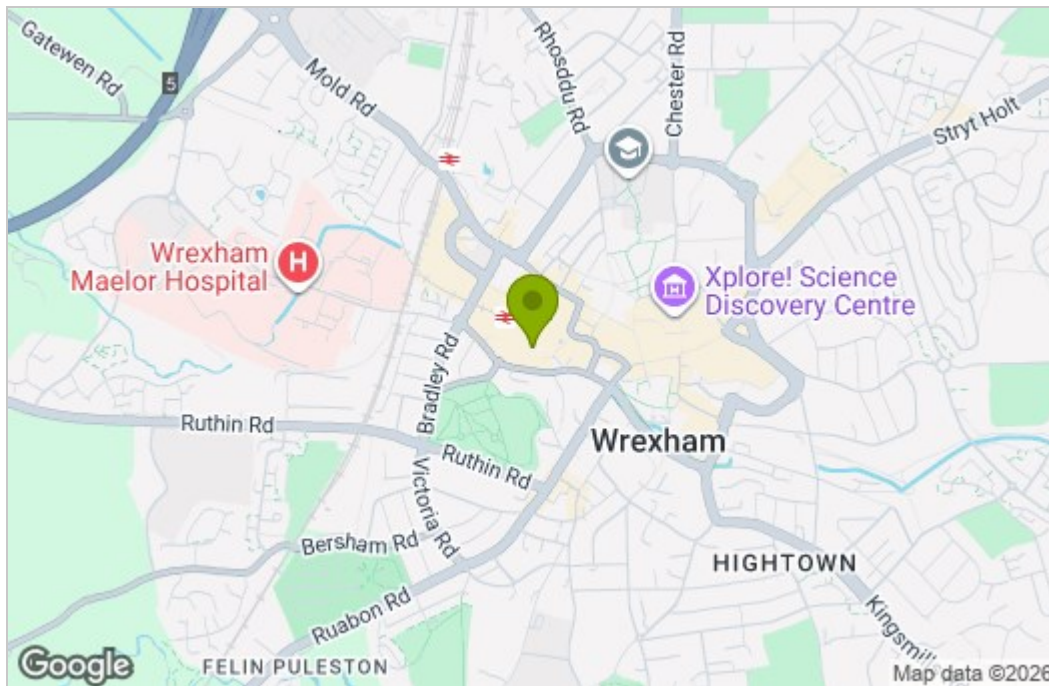
## TENURE

Leasehold. 999 year lease from the 1st January 2006 and a present Service Charge of £1,500 per annum.

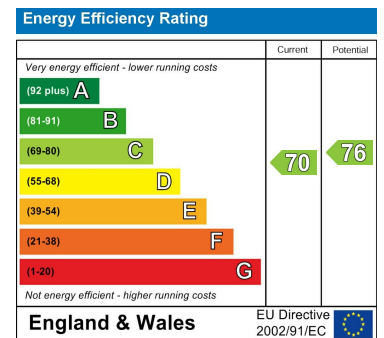


# Floor Plan

## Area Map



## Energy Efficiency Graph



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