

LOT 3: GUIDE PRICE £75,000

2 Ty'r Llwyn, Rhos, Wrexham LL14 2LS



Directions

For satellite navigation use the post code LL14 2LS. Leave the A483 city by-pass at exit 3 by Starbucks. At the roundabout take the third exit signposted Johnstown. Continue for just over a mile to the first set of traffic lights at which turn right. Continue up Hill Street to a mini-roundabout at which proceed straight across onto Market Street. Follow the road to the next 'T' junction at which turn left. Continue down Hall Street until passing The Sun Inn on the left after which turn right onto Llwyn Enion Road. Proceed until turning left immediately before the blue sign "Unsuitable for HGV's". Follow the road around to the left and the apartment will be seen on the left.

General Remarks

This self-contained ground floor apartment is situated within a purpose built block administered by Wrexham CBC ensuring that service costs are kept to a bare minimum. It provides all the benefits of a bungalow at a fraction of the cost. It comprises an open porch; living room with gas fire; dining kitchen; two double bedrooms and a combined bathroom and WC. All services are connected and PVCu double glazing is installed.

Location

The apartment is situated towards open countryside on the fringe of the village. Rhos is a thriving village community which provides wide-ranging school, shopping and other social amenities including a Health Centre and The "STIWT" Theatre. The village is situated some three miles from Wrexham and only two miles from the nearest access-point onto the A483 town by pass by the Travel Lodge/Starbucks at Croesfoel, from where there is dual carriageway to Chester (16 miles) and the north west motorway network.

Accommodation

All on The Ground Floor:

Open Porch		
Living Room:	17' 2" x 10' 10"	(5.23m x 3.30m)
Inner Hall:	14' 5" x 3' 0"	(4.39m x 0.91m)
Communal Side Hall:		
With Store Room	4' 6" x 2' 8"	(1.37m x 0.81m)
Dining Kitchen:	9' 5" x 9' 3"	(2.87m x 2.82m)
Bedroom 1:	11' 8" x 11' 5"	(3.55m x 3.48m)
Bedroom 2:	11' 8" x 9' 5"	(3.55m x 2.87m)
Bathroom:	7' 4" x 5' 7"	(2.23m x 1.70m)

Outside

Communal front and rear garden areas. Shared rear yard with brick-built Store Shed. Communal Parking Area to the rear and Off-Street Parking to the front.

Buyers Premium

Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at £3,000 inclusive of VAT. For further details on fees payable please consult the legal pack.

Further information

EPC Rating-39|E.

Solicitors-Hugh Lloyd at Cyril Jones and Co. 19 Grosvenor Road, Wrexham LL11 1DE. Tel: 01978 367830

BOWEN

Wrexham Office: 1 King Street Wrexham LL11 1HF

01978 340000 | bowen.uk.com | wrexhamsales@bowen.uk.com

SINCE 1862

6



[Order of Sale](#) | [Auction Information](#) | [How to Register](#)

