

## 2 Bed Flat In Llwydiarth Rhos, Wrexham, LI14 1DA

£90,000



# SHORT DESCRIPTION

Property Ref: 15333 We are pleased to present an exceptional 2 bed flat located at 6 Llwydiarth, Rhosllanerchrugog, Wrexham, LL14. This wonderful residence boast's 2 double bedrooms, fully fitted kitchen, family bathroom, and a large living room, offering ample space for comfortable living. Additionally, it features a large back communal area, storage outhouse, and a good size front lawn, along with the convenience parking. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. Property Type: Flat Full selling price: £90000.00 Pricing Options: Offers in excess of Tenure: Leasehold Remaining lease (In Year): 89 Yearly Ground Rent Cost: £10.00 Yearly Management Cost: £160.00 Council tax band: A EPC rating: C Measurement: 807.293 sq.ft. Outside Space: Communal Garden Parking: Allocated, Communal Heating Type: Gas Central Heating, Electric Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----



Bed Room(s)



Bath Room(s)



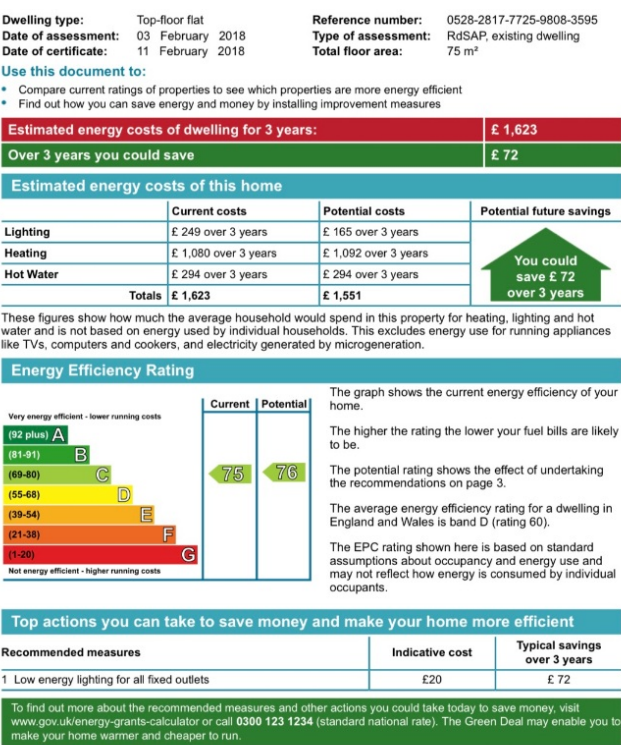
Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## EPC GRAPH

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