

2 Bed Flat In Llwydiarth Rhos, Wrexham, Ll14 1DA

£95,000



# SHORT DESCRIPTION

Property Ref: 15333 We are pleased to present an exceptional 2 bed flat located at 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: £95000.00 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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Dwelling type: Top-floor flat Reference number: 0528-2817-7725-9808-3595  
Date of assessment: 03 February 2018 Type of assessment: RdSAP, existing dwelling  
Date of certificate: 11 February 2018 Total floor area: 75 m<sup>2</sup>

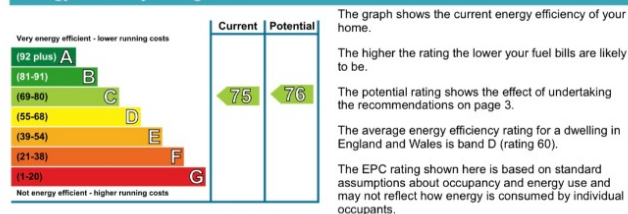
**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>		<b>£ 1,623</b>	
<b>Over 3 years you could save</b>		<b>£ 72</b>	
<b>Estimated energy costs of this home</b>			
	<b>Current costs</b>	<b>Potential costs</b>	<b>Potential future savings</b>
Lighting	£ 249 over 3 years	£ 165 over 3 years	
Heating	£ 1,080 over 3 years	£ 1,092 over 3 years	
Hot Water	£ 294 over 3 years	£ 294 over 3 years	
<b>Totals</b>	<b>£ 1,623</b>	<b>£ 1,551</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**



**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£20	£ 72

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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