




WILLIAMGLEAVE
ESTATE AGENTS

84 Pendinas Wrexham, LL11 3BQ
£110,000

ATTENTION FIRST TIME BUYERS/INVESTORS | NO ONWARD CHAIN - A well presented two bedroom top floor apartment forming part of this established and popular development, within close proximity of local amenities and main commuter links. In brief, the apartment comprises of; a spacious entrance hallway with two generous sized storage cupboards, open plan kitchen/living space with dual aspect, main bedroom completed with fitted sliding wardrobes, second bedroom and a bathroom with three piece suite. The complex offers allocated parking with additional visitors parking. Viewing is highly recommended.



Attention First Time
Buyers/Investors
Two Bedroom Top Floor Apartment
No Onward Chain
Open Plan Kitchen/Lounge
Allocated Parking
Viewing Highly Recommended





Entrance Hallway	Entering through the front door, the entrance hallway comprises of; double glazed uPVC window to the side elevation, two spacious storage cupboards, oak effect laminate flooring, radiator, loft access point, power points and doors leading onto the bedrooms, bathroom and open plan kitchen/lounge.
Open Plan Living Space	uPVC double glazed window to the rear elevation, uPVC double doors to the front elevation, inset ceiling spotlights, radiator, power points and television point. The fitted kitchen comprises of white coloured wall, drawer and base units with contrasting oak effect worktop surface over complete with inset stainless steel sink with drainer and mixer tap. There are a range of integrated appliances to include a four ring gas hob, stainless steel extractor fan, oven, fridge, freezer, dishwasher and space for additional white goods.
Bedroom One	Double bedroom complete with fitted sliding wardrobes, uPVC double glazed window to the front elevation, oak effect laminate flooring, radiator, power points and television point.
Bedroom Two	uPVC double glazed window to the front elevation, oak effect laminate flooring, radiator and power points.
Bathroom	Three piece suite comprising of; panel enclosed bath with mains powered chrome hand held hose, low flush WC and hand wash basin with chrome mixer tap. Frosted uPVC double glazed window to the rear elevation, partly tiled walls, chrome ladder style towel radiator, shaving point and inset ceiling spotlights.
Additional Information	There is also allocated parking and additional visitors parking.
We Can Help!	William Gleave Estate Agents are one of the leading independent, respected estate agents in North Wales. Whether you are thinking of selling, renting, buying or just need some friendly advice, William Gleave are here to help. We understand the process can be daunting however, if you're a first-time buyer or an experienced landlord, our experienced teams are here to ensure everything runs smoothly. Call us today on 01244 543651!

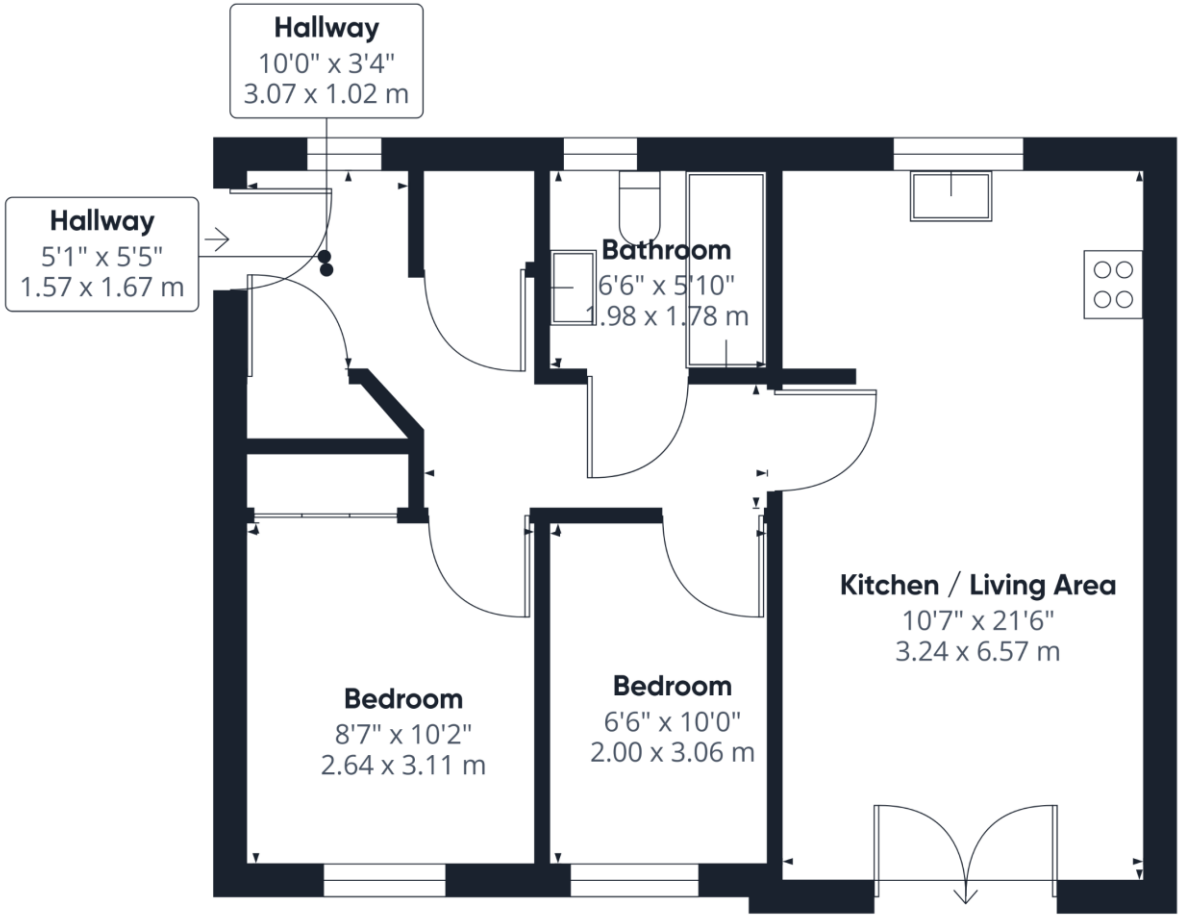


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22 Chester Road West,
Shotton, Deeside, CH5 1BX

01244 830000

www.wgestateagents.com



Approximate total area⁽¹⁾
527.49 ft²
49.01 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	