

BOWEN

PROPERTY SINCE 1862



Asking Price £100,000

4 Plas Kynaston, Plas Kynaston Lane,
Cefn Mawr, Wrexham LL14 3DT

🛏 1 Bedroom

🚿 1 Bathroom

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General Remarks

Offered for sale with the benefit of NO ONWARD CHAIN, this one bedroom first floor apartment forms part of only six apartments in the historic Plas Kynaston with pleasant views to the front. The apartment was converted in circa 2016, with a private resident's parking area to the rear. The property is accessed via a grand hallway and staircase with the internal living accommodation briefly comprising a living room which is open plan to the kitchen, bedroom and a shower room with a white suite. Viewing advised.

Accommodation

Living Room: 24' 7" x 11' 2" (7.50m x 3.40m) maximum. Three sash windows to the front elevation. Two wall mounted electric heaters. Coved ceiling.

Kitchen: 12' 5" x 7' 0" (3.79m x 2.13m) Wall and base units with complementary wood-effect work surfaces. Stainless steel sink and drainer unit with mixer tap. Integral electric oven and hob. Integral fridge and freezer. Cooker hood. Plumbing for washing machine. Wall tiling. Wall mounted electric heater. Storage cupboard with a hot water tank. Telephone entry system. Coved ceiling.

Bedroom: 11' 1" x 10' 11" (3.37m x 3.32m) Sash window to the side elevation. Wall mounted electric heater. Coved ceiling.

Shower Room: 6' 4" x 5' 11" (1.93m x 1.80m) White three piece suite comprising a shower cubicle, low level w.c. and pedestal wash hand basin. Wall tiling.

Outside: Externally there are Two Allocated Parking Spaces to the rear of the property.

Services: The property is on mains water and drainage but there is no gas connected. The apartment is heated by way of modern wall mounted electric heaters in most rooms.

Tenure: Leasehold. 999 years from 2016. Service Charge is £60.00 per calendar month. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 52|E.

Council Tax Band: The property is valued in Band "A".

Directions: For satellite navigation purposes use the post code LL14 3DT. Proceed north on the A483 and come off at the Ruabon junction. At the first roundabout take the third exit and go under the bypass and then straight over at the next roundabout. At the Aldi roundabout take the second left onto the B5605 towards Rhosymedre and Newbridge. Follow this road ahead for approximately 1.5 miles and then turn right into Plas Kynaston Lane. Go under the bridge and turn right just after the School Car Park and Plas Kynaston will be observed at the top of the lane.





AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.