Town & Country

Estate & Letting Agents

Trinity Close, Rhostyllen, Wrexham

Offers In The Region Of £85,000









Situated at the heart of the village, offering easy access to Wrexham city centre along with motorway networks and a host of day-to-day amenities, this first-floor one-bedroom flat benefits from UPVC double glazing and gas central heating. The accommodation comprises an entrance hall with stairs rising to the first-floor landing, a spacious living/dining room, kitchen, bedroom, and bathroom. Externally, a carport positioned to the rear provides shared residents' off-road parking.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

Trinity Close, Rhostyllen, Wrexham

Town & Country
Estate & Letting Agents

DESCRIPTION

Situated at the heart of the village, offering easy access to Wrexham city centre along with motorway networks and a host of day-to-day amenities, this first-floor one-bedroom flat benefits from UPVC double glazing and gas central heating. The accommodation comprises an entrance hall with stairs rising to the first-floor landing, a spacious living/dining room, kitchen, bedroom, and bathroom. Externally, a carport positioned to the rear provides shared residents' off-road parking.



LOCATION

Rhostyllen is a well-connected village on the outskirts of Wrexham, offering a blend of semi-rural charm and convenient access to city amenities. With excellent transport links, including nearby access to the A483 for easy commuting to Chester, Oswestry, and beyond, the village also boasts local shops, schools, and scenic countryside walks, making it an ideal location for both professionals and families.

ENTRANCE HALL

The UPVC double-glazed door opens to an entrance hall with stairs rising to the first-floor accommodation, leading to a landing with doors off to the living room and bedroom.



LIVING ROOM

16'3 x 11'6

Includes a built-in understairs storage cupboard, two windows to the front elevation, a radiator, a gas fire (untested), and a door opening into an inner hallway.



INNER HALLWAY

Doors off to the kitchen, bedroom, and bathroom.

KITCHEN

8'9 x 5'6

Fitted with a range of light wood grain effect base units housing a stainless steel single drainer sink unit with tiled splashback. Space and plumbing for a washing machine. Window to the rear elevation and wall-mounted Worcester gas combination boiler.



BEDROOM

8'5 x 11'6

Window to the rear elevation and radiator.

Trinity Close, Rhostyllen, Wrexham

Town & Country
Estate & Letting Agents



BATHROOM

11'3 x 4'6

Includes a built-in corner storage cupboard, panel bath, low-level WC, and pedestal wash hand basin. Radiator, partially tiled walls, and an opaque window to the rear elevation.

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.
Tenure: Leasehold
99 Years from 1984 - 57 years remaining
Ground Rent - £50.00pa from 01/04/2017 until 31/03/2050. And then £100.00pa from 01/04/2050
Service Charge - Last payment of service charge was May/June 2025 for £221.91. No Service Charge demands have been raised since.
Insurance is paid every 6 months - last payment was September 2026 for the sum of £215.70
Council Tax Band B £1706.00

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

Property Particulars Disclaimer

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only.

Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

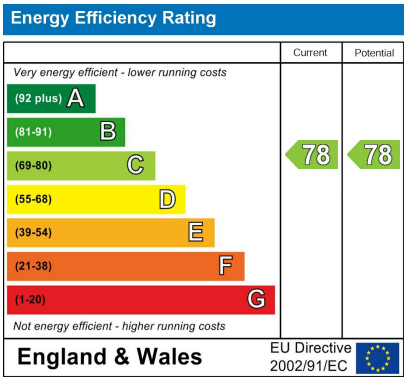
No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

Town & Country
Estate & Letting Agents

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com
TEL: 01978 291345



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 most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.