Town & Country
Estate & Letting Agents

Park Street, Wrexham

£122,500

VIEWINGS AT CAPACITY

This detached property, complete with off-road parking for multiple vehicles, has been converted into four self-contained apartments, each now in need of significant refurbishment. Well positioned for easy access to Wrexham town centre, major motorway links and the Plas Coch retail park, the property also benefits from a wide range of nearby amenities.

The building features gas central heating and UPVC double glazing, with individual (untested) boilers serving each apartment. All units offer a standard layout comprising a sitting room, kitchen, bathroom and bedroom, presenting an excellent opportunity for investors seeking a value-add project with strong future rental potential.

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

TEL: 01978 291345

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DESCRIPTION

This detached dwelling with off-road parking for several vehicles has been converted into four apartments all of which require considerable attention. The property itself is ideally located offering easy access to Wrexham town Centre, to local motorway networks and the Plas Coch retail park as well as having a wealth of amenities closer to hand. The property itself has gas central heating along with UPVC double glazing with boilers in each individual apartment (untested) and each apartment comprises sitting room, kitchen, bathroom and bedroom.

LOCATION

LL11 2NN offers an attractive proposition for property investors, positioned within the sought-after Rhosddu/Grosvenor area of Wrexham and within easy reach of the town centre, key transport links and major employment hubs. The postcode provides strong rental appeal due to its proximity to Plas Coch Retail Park, local schools, healthcare services and everyday amenities, all of which support consistent tenant demand. With excellent road and public transport connections, this well-established residential location combines convenience with stability, making it a solid choice for long-term investment and reliable yields.

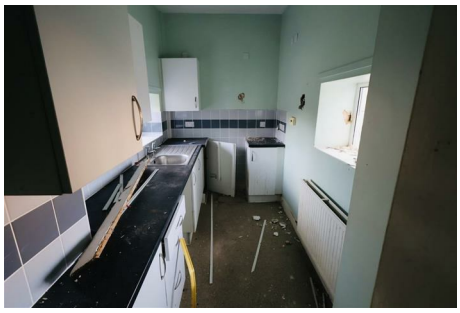
ROOM

W.C.

BATHROOM

ROOM

KITCHEN



KITCHEN

ROOM

ROOM

BATHROOM

ROOM

BATHROOM

KITCHEN

ROOM

ROOM

KITCHEN

ADDENDUM

The following applicants will be favoured:
A first-time buyer who has:
- A local connection of 5 years within the community of Wrexham or neighbouring community.
Local connection being:
- A person(s) who is living within the community of Wrexham or neighbouring community, for a continuous period of 5 years immediately preceding the date upon which the sale completes OR
- a person(s) is working within the community of Wrexham or neighbouring community, for a continuous period of 5 years immediately preceding the date upon which the sale completes OR
- has a close family connection, who within the community of Wrexham or neighbouring community, for a continuous period of 5 years immediately preceding the date upon which the sale completes
OR
A first-time buyer who has
- previously lived within the community of Wrexham or neighbouring community for at least 5 years, and would like to return to live in the area
The above eligibility will be assessed upon an offer being made

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.
Tenure: Freehold
Council Tax:

Flat 2 Band A - £1,462.00
Flat 3 Band A - £1,462.00
Flat 4 Band A - £1,462.00
Building Itself - Band £ - £2,680.00

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.

Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.
Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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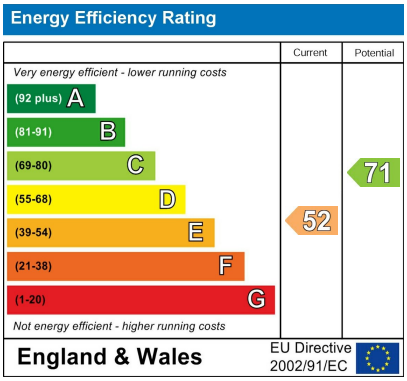

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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.