



Belmont Road | | Wrexham | LL13 7PW

Offers in the region of £145,000

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ROSE RESIDENTIAL

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Belmont House was sympathetically converted into six apartments five years ago, and boasts a tasteful blend of period features and modern conveniences. This first floor apartment briefly comprises a welcoming reception room, a well appointed kitchen with integrated appliances, two generously sized double bedrooms, and a modern family bathroom.

#### Communal Entrance

The front door opens into a wide and inviting hallway, retaining its original flooring and period character. A staircase directly ahead leads to the first floor, where the private entrance to the apartment is located on the left hand side

#### Hallway

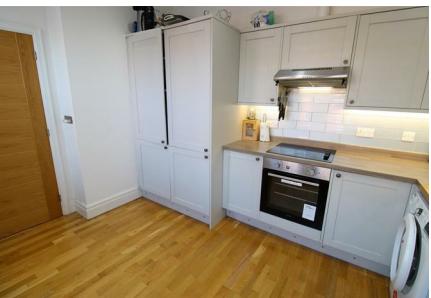
Upon entering the apartment, you are greeted by a generous hallway with five internal hardwood doors leading to the lounge, two bedrooms, and the bathroom. The hallway also grants access to the loft space.

#### Lounge

15'8" x 10'9" (4.80m x 3.30m)

A bright reception room, enhanced by three front facing sash windows fitted with shutter blinds, flooding the space with natural light. A marble Adam style fireplace with tiled inset and hearth, along with the coved ceiling and ceiling rose, all contribute to the room's period charm. A further doorway leads through to the kitchen.





## Kitchen

12'2" x 9'8" (3.71m x 2.95m )

This modern kitchen is both stylish and practical, with grey shaker-style units, metro tile splashbacks, and laminate worktops. It comes with integrated appliances including a fridge/freezer, dishwasher, electric oven, four-ring hob, and extractor fan. Three sash windows at the front let in loads of natural light and are fitted with shutter blinds. There's oak-effect flooring underfoot, plinth lighting for a cosy touch, a radiator, and space with plumbing for a washing machine. The Electrolux boiler is tucked away neatly in a larder cupboard

## Bedroom One

14'5" x 9'6" (4.40m x 2.92m )

A spacious, and tastefully presented, double bedroom, benefiting from a rear facing UPVC sash window with shutter blinds, allowing for both privacy and natural light. The room benefits from built-in fitted wardrobes with partly mirrored sliding doors, offering excellent storage. Further features include a radiator, coved ceiling, and a decorative ceiling rose, adding charm and character to this well appointed room.

## Bedroom Two

12'11" x 9'11" (3.96m x 3.04m )

A further generously proportioned double bedroom with a rear facing UPVC sash window and shutter blind. This room also benefits from a central heating radiator, decorative coved ceiling, and a ceiling rose.

## Bathroom

This generously sized bathroom is fitted with a modern four piece suite comprising a low-level WC, pedestal wash hand basin, panelled bath, and a fully tiled shower cubicle.

## External

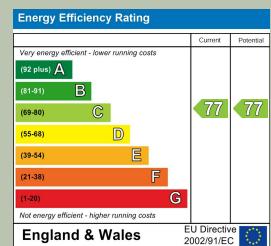
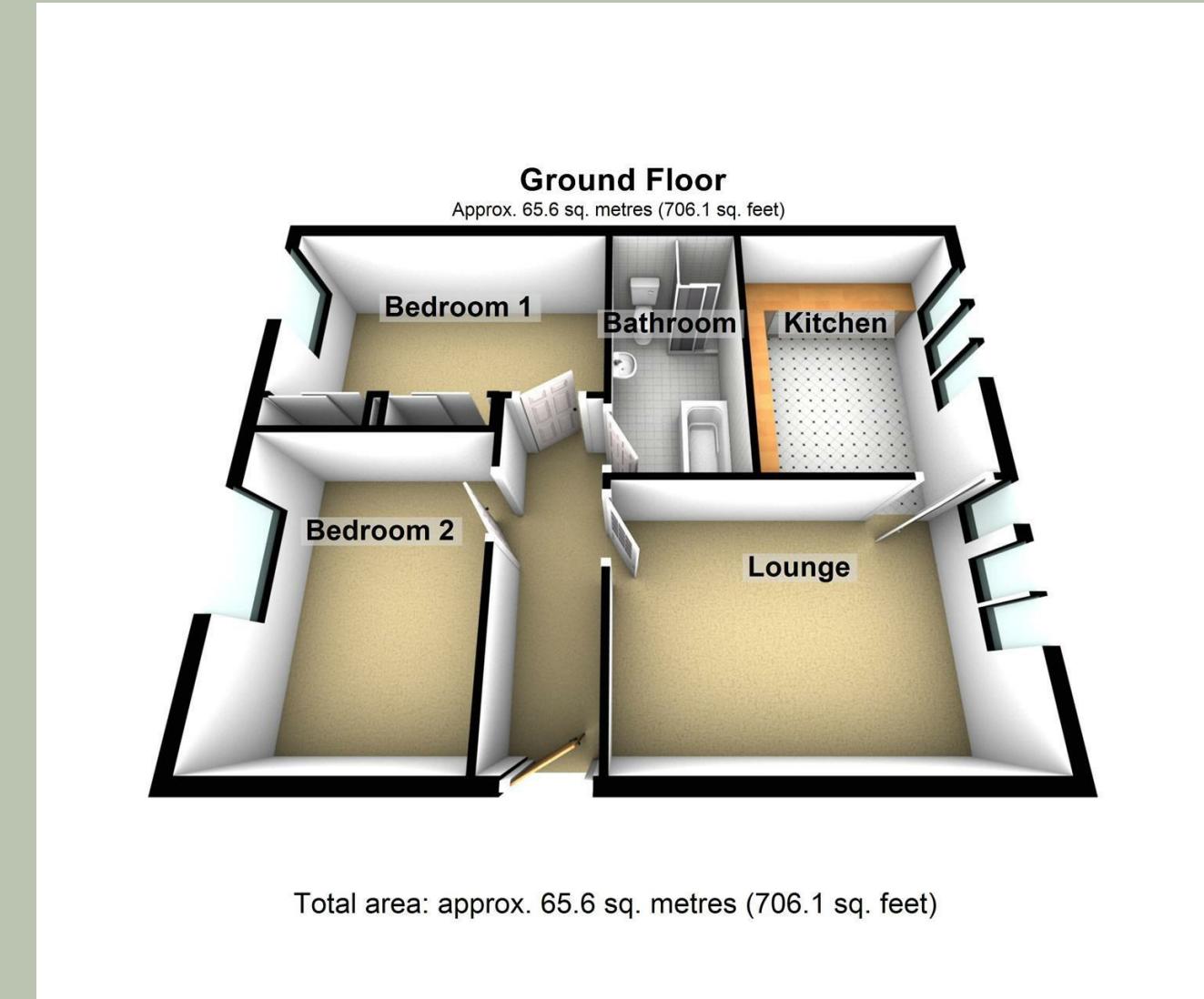
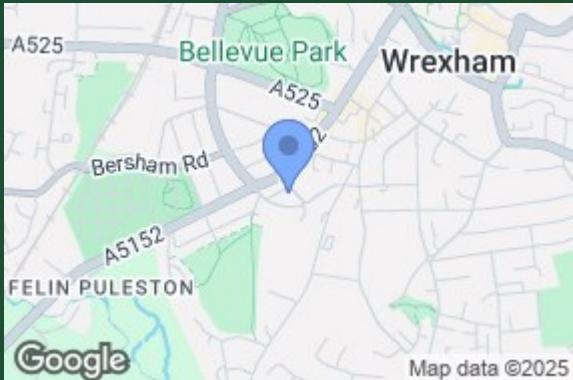
The property comes with a designated parking space, as well as two visitor parking spaces available on a first-come, first served basis. Residents can also enjoy access to a charming communal garden area.

## Disclaimer

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