



Belmont Road | | Wrexham | LL13 7PW

Offers in the region of £125,000



ROSE RESIDENTIAL

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Belmont House was sympathetically converted into six apartments five years ago and offers a tasteful blend of period charm and modern convenience. This ground floor apartment briefly comprises a welcoming reception room, a well-appointed kitchen with integrated appliances, two generously proportioned double bedrooms, and a contemporary family bathroom. Further benefits include a private rear garden, off-road parking space, and a useful cellar for additional storage.

Communal Entrance

The front door opens into a wide and inviting hallway, retaining its original flooring and period character. The properties private entrance is on the left hand side at the bottom of the staircase.

Hallway

Upon entering the apartment, you are greeted by a generous l-shaped hallway with five internal hardwood doors leading to the lounge, two bedrooms, bathroom and down to the cellar.

Lounge

13'10" x 14'5" (4.23m x 4.40m)

A charming and welcoming reception room, boasting three sash windows with shutter blinds, wooden flooring, and a radiator. The room enjoys a lovely flow through to the kitchen, perfect for modern living.

Kitchen

8'0" x 14'5" (2.46m x 4.41m)

This contemporary kitchen is both stylish and functional, featuring grey shaker-style units, classic metro tile splashbacks, and laminate worktops. Integrated appliances include a fridge/freezer, electric oven, four-ring hob, and extractor fan. The oak-effect flooring continues seamlessly from the lounge, complemented by a radiator and plumbing for a washing machine. The Electrolux boiler is discreetly housed within a larder cupboard. A rear-facing UPVC double-glazed window and a partly glazed UPVC door provide natural light and lead out to the garden.





Bedroom One

15'9" x 12'7" (4.82m x 3.86m)

A truly charming bedroom, featuring a beautiful front facing bay window with sash windows and shutter blinds. Brimming with character, the room boasts two decorative ceiling roses, elegant coving, and exposed wooden flooring.

Bedroom Two

8'7" x 16'0" (2.62m x 4.88m)

A further generously sized double bedroom, enjoying natural light from two side-facing UPVC sash windows with shutter blinds. Additional features include a central heating radiator, decorative coving, and an ornate ceiling rose.

Bathroom

10'4" x 6'5" (3.16m x 1.98m)

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. There is a chrome heated towel rail, metro style tiling and wood effect flooring with underfloor heating.

Cellar

19'4" max x 12'5" max (5.90m max x 3.79m max)

This property further benefits from a cellar, accessed off the hallway, providing a practical storage space.

Externally

To the front, the apartment includes a designated parking space, with two additional visitor spaces available on a first-come, first-served basis. To the rear, the property benefits from a private garden featuring a covered area ideal for outdoor dining or seating, a storage shed, and a side pedestrian gate providing access to the communal garden.

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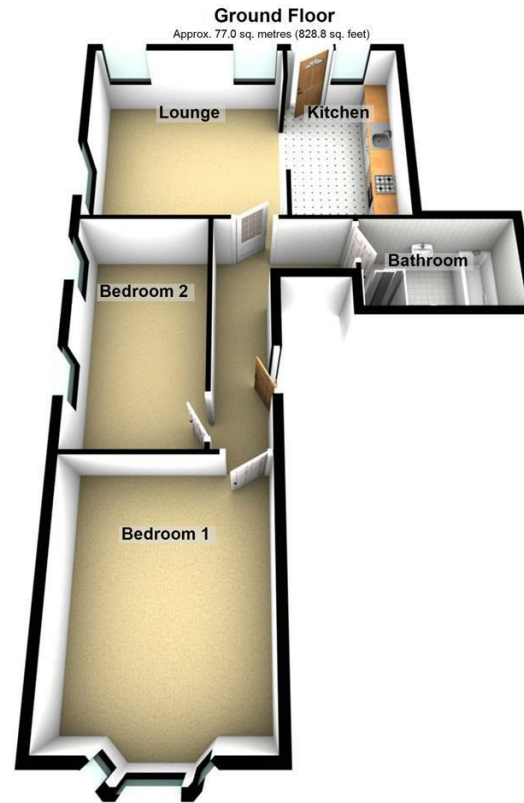
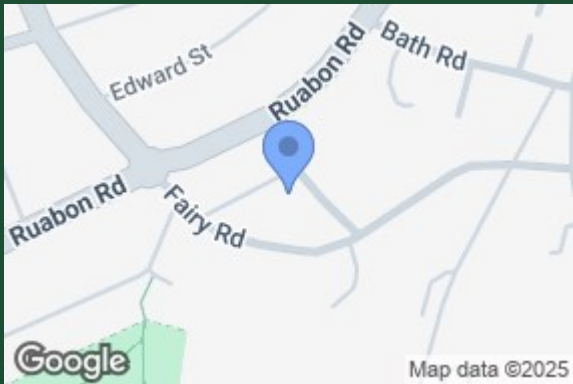
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Total area: approx. 77.0 sq. metres (828.8 sq. feet)

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

Wrexham

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