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Wrexham || LL14 6AR

£169,950

MONOPOLY[®]

BUY ■ SELL ■ RENT

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"VIEWING HIGHLY RECOMMENDED"

We are DELIGHTED to Offer For Sale this BEAUTIFULLY PRESENTED Two Bedroom semi-detached property situated in the popular village of Ruabon.

The property Benefits from Gas central heating, UPVC Double glazing and off road parking. Offering Two bedrooms, good size garden to rear and off road parking.

In brief the property comprises of; Entrance hall, Lounge, Kitchen/Diner, Cloakroom and storage area to the ground floor and Two bedrooms and a bathroom to the first floor.

The village of Ruabon offers a wealth of local amenities including shops, schools, pubs/restaurants and has excellent access to the A483 for commuting.

- TWO BEDROOM
- SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING
- GOOD SIZED GARDEN TO THE REAR



ACCOMMODATION TO THE GROUND FLOOR

The property is accessed via a composite double glazed door which leads into the Entrance hallway

ENTRANCE HALLWAY

With staircase rising off to the first floor accommodation, radiator, door leading into lounge.

LOUNGE

14'8" x 13'6" (4.476m x 4.116m)

With UPVC Double glazed window to the front, radiator, carpeted flooring.

KITCHEN/ DINER

14'8" x 8'11" (4.480m x 2.721m)

Beautifully presented kitchen comprising of Hi Gloss wall and base cupboards with complementary worktop surfaces, incorporating Four ring electric hob, oven/grill with canopy extractor hood over, radiator, plumbing for washing machine, two double glazed windows to the rear, cupboard housing gas central heating boiler, space for fridge/ freezer, brick style tiled splashbacks, door to the rear hallway,

REAR HALLWAY

With door to the downstairs cloakroom w.c., storage cupboard, composite double glazed and frosted door to the side.

DOWNSTAIRS CLOAKROOM

Comprising of a low level w.c., wash hand basin, double glazed and frosted window to the side.

FIRST FLOOR LANDING

Window to the side, access to the loft space.

BEDROOM ONE

17'11" x 10'8" (5.462m x 3.264m)

With UPVC Double glazed window to the front with radiator beneath.

BEDROOM TWO

11'11" x 10'5" (3.639m x 3.184m)

UPVC Double glazed window to the rear, radiator, built in cupboard, carpeted flooring.

FAMILY BATHROOM

Comprising of a panel enclosed bath with shower over, pedestal wash hand basin, low level w.c., UPVC Double glazed frosted window to the rear, extractor fan, radiator.

OUTSIDE TO THE FRONT

There is off road parking to the front for two vehicles, a lawned garden with gated access to the right hand side, which leads to the rear

OUTSIDE TO THE REAR

With paved patio area leading to the lawned garden with mature hedges and panel fencing to side boundaries.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

MORTGAGES

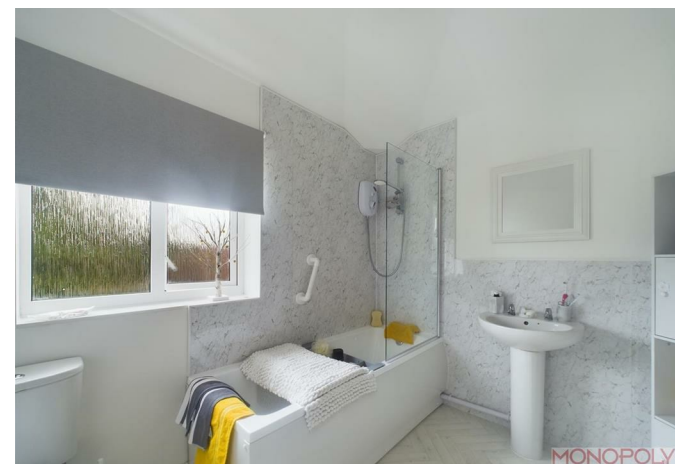
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage

KEY FACTS FOR BUYERS

Please see Key Facts for buyers in Web Link.



MONEY LAUNDERING REGULATIONS 2003

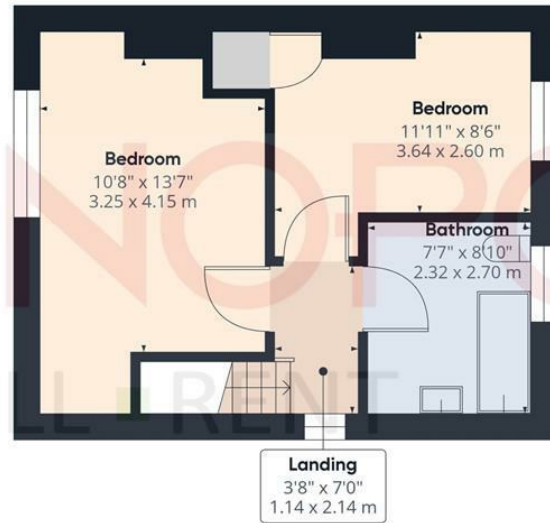
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Ground Floor



Floor 1

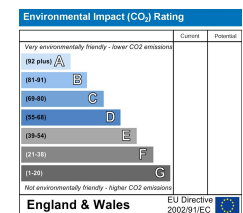
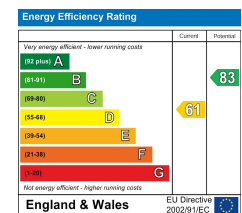
Approximate total area⁽¹⁾
749.6 ft²
69.64 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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