



## Wynnstay Gardens, Ruabon LL14 6EJ

### £220,000

Welcome to this three storey mid terrace house located on Wynnstay Gardens, Ruabon, Wrexham. This delightful property boasts a spacious reception room and a kitchen diner, perfect for entertaining guests or relaxing with your family. With three comfortable bedrooms, there is ample space for everyone to enjoy a good night's sleep. The house features two well-appointed bathrooms, ensuring convenience and comfort for all residents. Parking will never be an issue with space available for two vehicles, making coming home a breeze plus an integral garage. The surrounding area provides a perfect blend of tranquillity and convenience, with local amenities and green spaces just a stone's throw away. In relation to the property's surroundings, it is conveniently located near several amenities. For fitness fans, the Plas Madoc Leisure Centre is nearby, ensuring your workout needs are taken care of. Ideally situated just a few steps away is the ALDI grocery store for your daily shopping needs. Additionally, the property is in proximity to the Ruabon train station, providing excellent commuting options. Furthermore, for social night outs or casual meet ups, the renowned Wynnstay Arms, Ruabon bar is a short stroll away. Don't miss out on the opportunity to make this lovely house your new home. Book a viewing today and envision yourself living in this wonderful property in Wynnstay Gardens.

- A THREE BEDROOM, THREE STOREY MID TERRACE HOUSE
- ATTRACTIVE REAR GARDEN
- KITCHEN/DINER & LIVING ROOM TO FIRST FLOOR
- POPULAR & CONVENIENT LOCATION
- INTEGRAL GARAGE & OFF ROAD PARKING
- FAMILY ROOM, UTILITY AND WC TO GROUND FLOOR
- MAIN BEDROOM WITH EN SUITE
- VIEWING HIGHLY RECOMMENDED!



## Hallway

Timber entrance door with frosted glazing, tiled floor, stairs to first floor, doors to wc, garage, understairs cupboard, additional storage cupboard, utility, bedroom 4/office/play room.

## Bedroom Four/Play Room/Home Office

Tiled floor, French style doors to rear.

## WC

Hand wash basin, tiled floor, extractor.

## Utility

Tiled floor, external door to rear, base units with complementary worktop space for washing machine, wall mounted Worcester gas boiler.

## First Floor Landing

Carpet, doors to kitchen and living room, stairs to second floor.

## Kitchen/Diner

Range of wall and base units, complementary worktops, breakfast bar, stainless sink drainer, mixer tap, single oven, four ring gas hob, extractor, space for dishwasher and fridge, tiled floor, two windows to rear, open plan into dining area.

## Living Room

Laminate flooring, sliding glazed doors to Juliet balcony, window to front, coving.

## Second Floor Landing

Doors to three bedrooms and bathroom.

## Bedroom One

Laminate flooring, two windows to front, door to en suite.

## En Suite

With shower enclosure, wc, hand wash basin, tiled floor, spotlights, extractor.

## Bedroom Two

Laminate flooring, window to rear.

## Bedroom Three

Currently used as a dressing room with laminate flooring, window to rear, rails and shelves.

## Bathroom

Panel bath, hand wash basin, wc, tiled splashback and floor, spotlights, extractor.

## Garage

Up and over door, partitioned rear storage space, door to hall.

## Outside

Enclosed rear garden, with covered timber deck, artificial grass, paving and garden bar to rear.

Front tarmac drive with space for 2 cars.

## IMPORTANT INFORMATION

\*Material Information interactive report available in video tour and brochure sections. \*

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 01978 800186 to find out more.

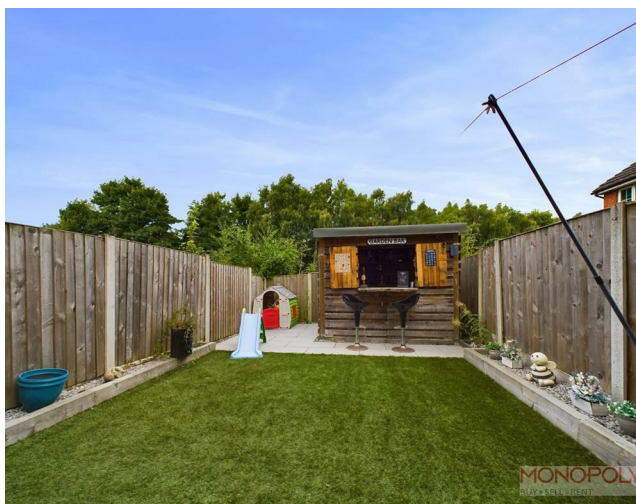
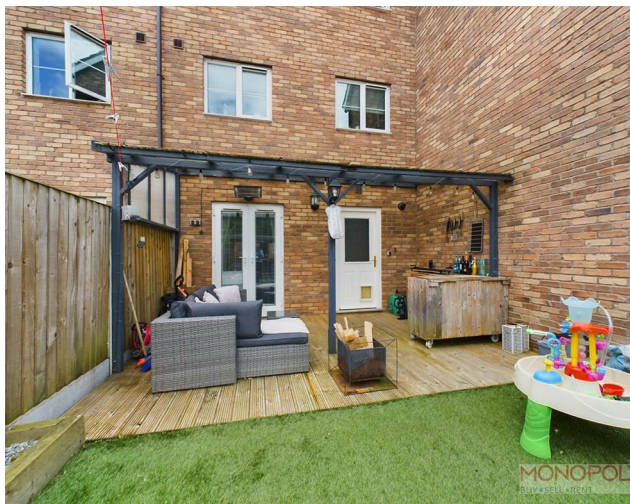
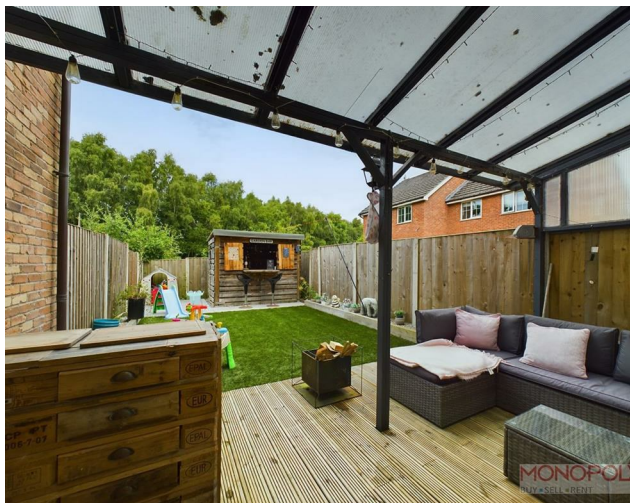
Please remember that you should not borrow more than you can safely afford.

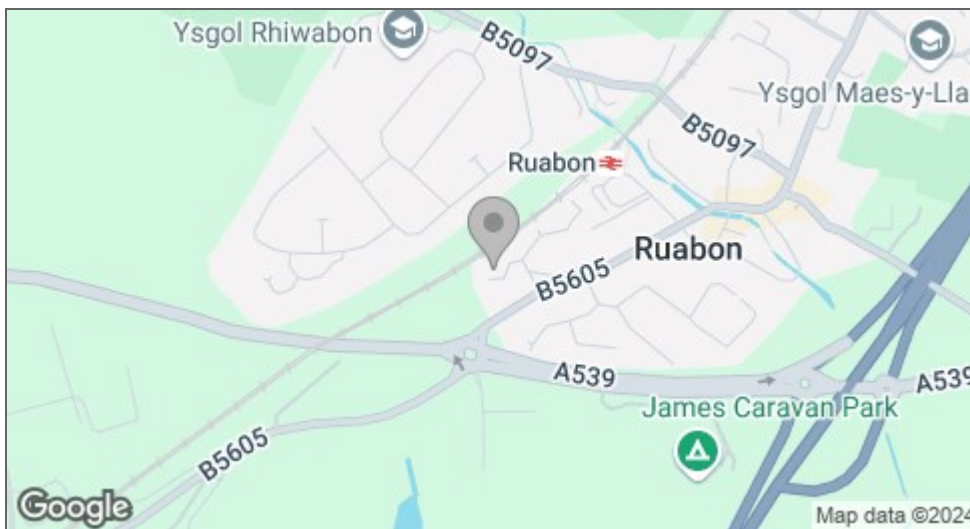
Your home maybe repossessed if you do not keep up repayments on your mortgage











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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