



101

Wrexham | | LL14 6EF

Offers In The Region Of £270,000

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" VIEWING HIGHLY RECOMMENDED"

We are DELIGHTED to offer For Sale this Extended Three Bedroom Semi Detached house with Integral garage, good sized garden to the rear and located on the very SOUGHT AFTER Pont Adam residential area in Ruabon.

The accommodation benefits from UPVC Double glazing, Gas fired central heating and Externally, a Driveway offers ample parking leading to the garage.

In brief the property Accommodation comprises of; Porch, Entrance Hallway, Lounge, Dining Room room, Conservatory, Kitchen, Utility Room, Cloakroom w.c. to the ground floor. On the First floor Three Bedrooms and a Family Bathroom. Located in the village of Ruabon which offers a wealth of local amenities including shops, primary school and has good access to the A483 and major road networks beyond.

- THREE BEDROOM
- EXTENDED SEMI DETACHED HOUSE
- DECEPTIVELY SPACIOUS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GARAGE
- CONSERVATORY
- GOOD SIZED GARDEN TO THE REAR
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM



## ACCOMMODATION TO GROUND FLOOR

The property is accessed via UPVC Double glazed sliding door with matching side window which leads into the Porch.

### PORCH

With tiled floor and glass panelled door with frosted side window leading into the entrance hallway.

### ENTRANCE HALLWAY

Which has a radiator, staircase rising off to the first floor accommodation, under stairs storage cupboard.

### LOUNGE

14'1" x 13'6" (4.296m x 4.124m)

Good sized room comprising of a UPVC Double glazed window to the front, with radiator beneath, Adam style fire surround with electric fire inset (the current fire will be being taken by the vendor but replaced with the original inset fire) on a marble effect backdrop and hearth.

### DINING ROOM

10'6" x 9'8" (3.215m x 2.968m)

With Bi folding doors leading into the conservatory, double panel radiator, door to the kitchen.

### CONSERVATORY

11'6" x 11'4" (3.513m x 3.473m)

With UPVC Double glazed windows, radiator, UPVC Double glazed doors opening to the rear garden, tiled floor.

### KITCHEN

9'9" x 9'9" (2.993m x 2.987m)

Comprising of a range of wall and base cupboards with complementary worktop surfaces, incorporating one and half bowl sink unit with mixer tap, built in four ring Gas hob, electric oven, grill with extractor hood over, Integral Fridge/ Freezer, storage cupboard, UPVC Double glazed window to the rear, tiled floor, glass panelled door to utility room.

### UTILITY ROOM

9'10" x 7'7" (3.011m x 2.331m)

Worktop surfaces with cupboards beneath, circular bowl stainless steel sink unit with mixer tap, UPVC Double glazed window to the rear, tiled floor, plumbing for washing machine and dishwasher, door to cloakroom, integral door to the garage, UPVC Double glazed and frosted door to the side.

### CLOAKROOM W.C.

With low level w.c., half height tiled walls, UPVC Double glazed and frosted window to the side, tiled floor.

### FIRST FLOOR LANDING AREA

UPVC Double glazed and frosted window to the side, access to the loft space, airing cupboard, doors off to the bedrooms.

### BEDROOM ONE

13'5" x 11'10" (4.091m x 3.625m)

UPVC Double glazed window to the front with single panel radiator beneath, built in wardrobes and dressing table.

### BEDROOM TWO

13'4" x 9'9" (4.070m x 2.978m)

UPVC Double glazed window to the rear with single panel radiator beneath, built in storage cupboard.

### BEDROOM THREE

7'4" x 6'7" (2.252m x 2.028m)

UPVC Double glazed window to the front with single panel radiator beneath, built in wardrobes with mirrored sliding doors.

## FAMILY BATHROOM

8'8" x 5'6" (2.65m x 1.70m)

Comprising of a panel enclosed bath, wash hand basin set in a vanity unit, Shower cubicle, dual flush low level w.c. extractor fan, ladder style radiator/ towel rail, UPVC Double glazed and frosted window to the rear.

## GARAGE

Integral garage with up and over door, power and light. The gas central heating boiler is also located here.

## OUTSIDE TO THE FRONT

The property has a driveway to the front, offering off road parking which leads to the garage. Garden to the front and gated access to the left hand side with block paved pathway giving access to the rear garden.

## OUTSIDE TO THE REAR

Paved patio area with step down to the good sized lawned garden, two further sitting areas, panel enclosed fencing to the side boundaries and mature hedge to the end boundary.

## 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.

## ADDITIONAL INFORMATION

Please see Material information for buyers in Web Link.

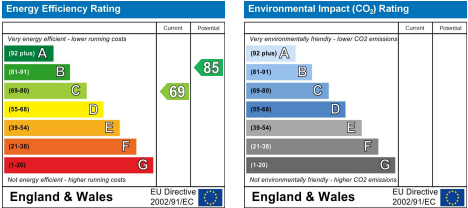








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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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