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Ruabon | Wrexham | LL14 6PH

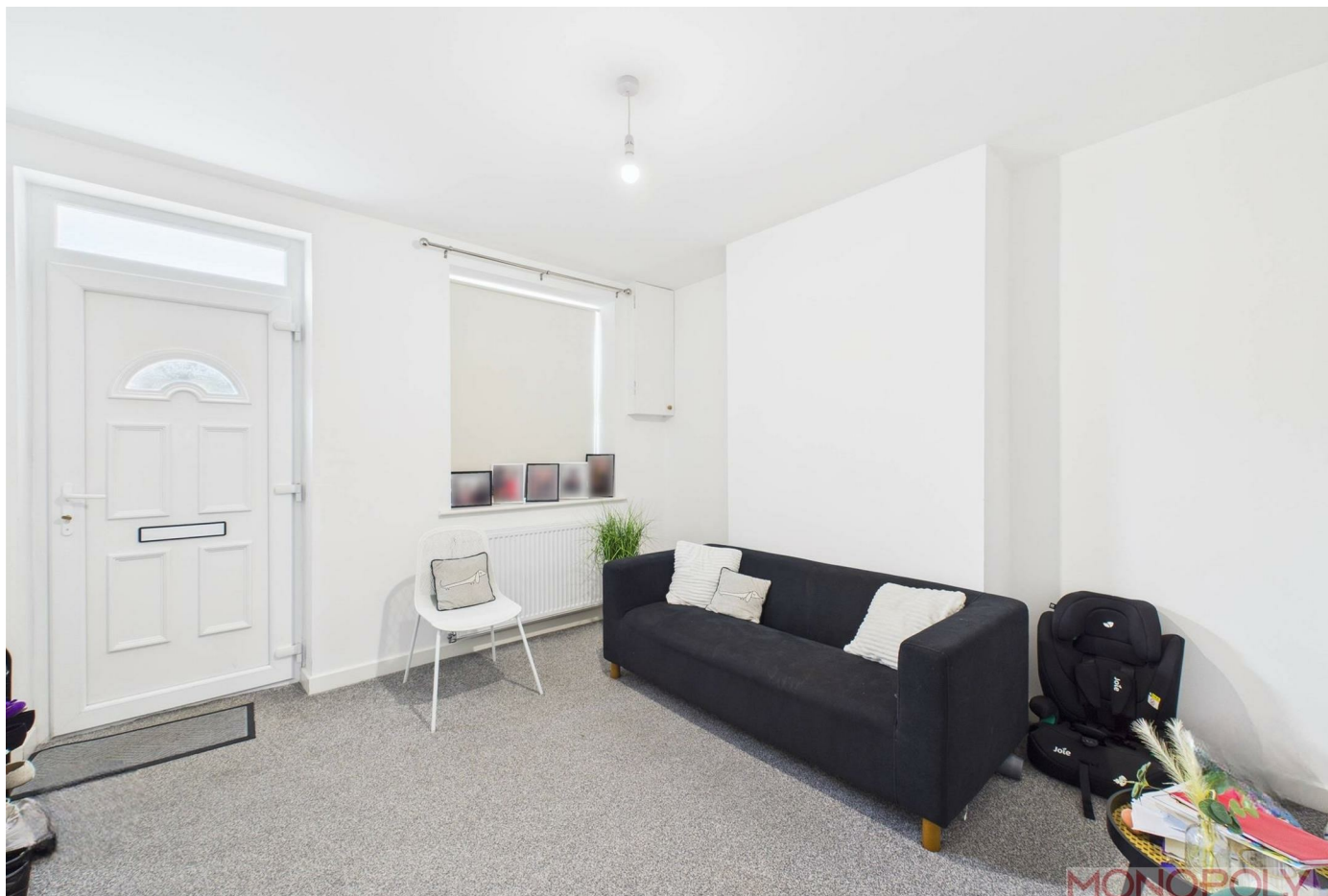
£8

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A superbly presented 2 bedroom terraced property situated in the popular village of Ruabon. This excellent property offers a modern fitted kitchen and bathroom, neutral decoration throughout, 2 reception room, 2 good size bedrooms and a low maintenance rear garden. The village of Ruabon has a wealth of local amenities including shops, pub/restaurants, school, doctors and has good access to major road routes for commuting. In brief the property comprises of; lounge, dining room and kitchen to the ground floor and 2 bedrooms and bathroom to the first floor.

- A superb 2 bedroom terrace property
- Well presented throughout
- Modern kitchen and bathroom
- 2 Reception rooms
- Low maintenance rear garden
- Popular village location





### Lounge

Well presented with a double glazed window to the front, carpeted flooring.

### Dining Room

Again well presented with a double glazed window to the rear, carpeted flooring, door to a useful storage cupboard.

### Kitchen

Superbly appointed with a modern range of matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, plumbing for a washing machine, built in electric oven, 4 ring electric hob with glass splash back, extractor fan, part tiled walls, wood effect flooring, double glazed window, door off to the garden.

### First Floor Landing

With carpeted flooring, access to the loft space.

### Bedroom 1

A well presented bedroom with a double glazed window to the front, carpeted flooring.

### Bedroom 2

With a double glazed window to the rear, carpeted flooring, door to a built in storage cupboard.

### Bathroom

Fitted with a modern white suite comprising of a low level w.c with concealed cistern, wash hand basin with vanity unit under, bath with thermostatic shower over, wood effect flooring, door to a cupboard housing the gas combination boiler, 'easy clean' wall panelling.

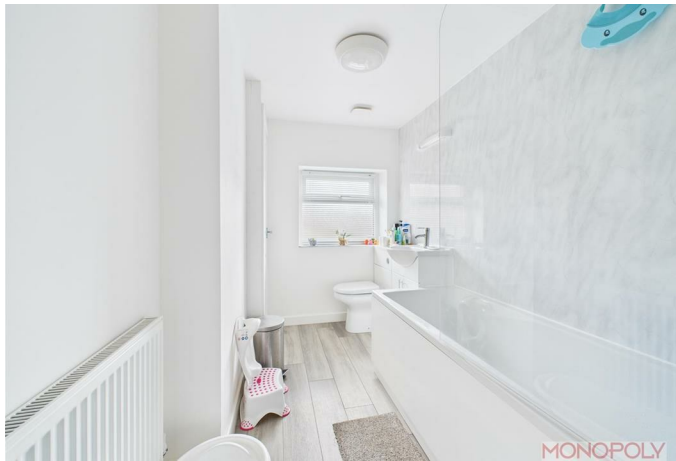
### Rear Garden

To the rear is a tarmac area and pathway leading on to a mainly gravelled garden for easy maintenance. There is gated access to the rear on to a shared pathway.

### Material Information

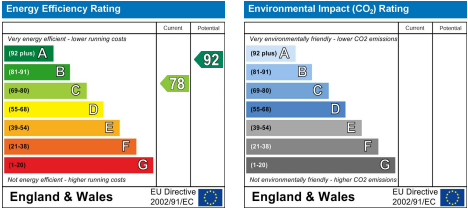
Please see key facts for tenants via web link







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