



3

Wrexham | | LL14 6PH

£105,000

MONOPOLY
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A fantastic opportunity to purchase a 2 bedroom terrace property in need of refurbishment but with fantastic potential. The property does benefit from a modern fitted kitchen and well maintained rear garden but all other rooms are in need of further renovation including installation of central heating. The village of Ruabon offers a wealth of local amenities including numerous shops, nice pubs/restaurants, train station, super market and benefits from having excellent access to the A483 for commuting. In brief the property comprises of lounge, dining room and kitchen to the ground floor and 2 double bedrooms and bathroom to the first floor.

- A 2 bedroom terrace property
- In need of further modernisation
- Fantastic potential
- Ideal first time or investment purchase
- Well maintained rear garden
- Popular village location
- NO CHAIN



Lounge

With a double glazed window to the front

Dining Room

With a double glazed window to the rear, door to an under stairs cupboard, open fire with brick surround.

Kitchen

A well appointed kitchen fitted with a range of modern wall, drawer and base units, built in electric oven, 4 ring electric hob, stainless steel sink and drainer, double glazed window to the rear, plumbing for a washing machine.

First Floor Landing

With doors off to both bedrooms

Bedroom 1

With a double glazed window to the rear, door into the bathroom.

Bedroom 2

With a double glazed window to the front.

Bathroom

Fitted with a low level w.c, pedestal wash hand basin, bath, double glazed window.

Rear Garden

The rear garden has been landscaped recently by the current owners and has a small gravelled area leading on to a lawn with side pathway leading to gated access to a shared pathway at the rear.

Additional Information

The property has had the roof to the rear of the property replaced within the last 2 years.

Important Information

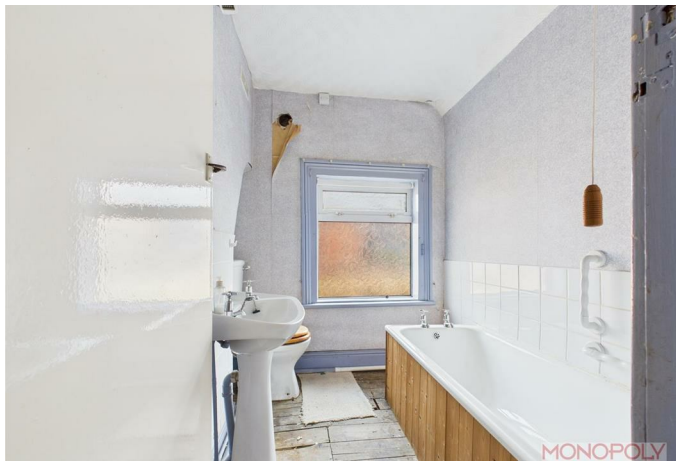
MONEY LAUNDERING REGULATIONS 2003

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.





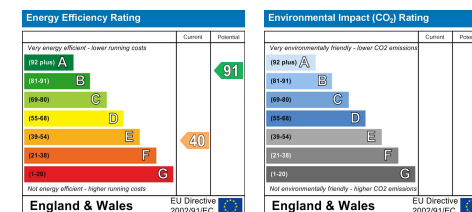


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