



5

Ruabon || LL14 6PH

£145,000

**MONOPOLY**<sup>®</sup>

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# 5

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\*\*\*PHOTOS UPDATED SOON, INTERNAL PHOTOS ATTACHED ARE OF NUMBER 4 FORESTERS TERRACE NEXT DOOR (CURRENTLY UNDER OFFER) WITH SIMILAR INTERNAL SPECIFICATIONS BUT DIFFERENT LAYOUT\*\*\*

Situated in the popular village of Ruabon, this two-bedroom terraced home is offered for sale with the added benefit of no onward chain and has been fully renovated back to brick, creating a modern, turnkey property ideal for first-time buyers or investors. The comprehensive refurbishment includes a full re-wire and re-plumb, installation of a new combination boiler, a newly fitted kitchen and bathroom, new flooring throughout, insulation and sound-proofing, and a completely re-landscaped rear garden. The accommodation briefly comprises a living room, inner hallway, dining room with useful under-stairs storage, and a modern fitted kitchen to the ground floor. To the first floor, the landing leads to two well-proportioned double bedrooms and a newly fitted contemporary bathroom. Externally, there is ample on-street parking to the front, while the rear garden has been thoughtfully landscaped to include tarmacadam pathways, decorative stone areas and a lawned garden. Foresters Terrace is conveniently located within walking distance of a wide range of local amenities including shops, schools, medical centres and eateries. Ruabon also benefits from excellent transport links, with a railway station providing regular services to Chester and Shrewsbury, and easy access to the A483 offering road links to Wrexham city centre and further afield.

- TWO DOUBLE BEDROOM TERRACED HOME
- RENOVATED THROUGHOUT INCLUDING RE-WIRING AND CENTRAL HEATING
- EXCELLENT CONDITION
- TWO RECEPTION ROOMS
- NEW MODERN FITTED KITCHEN
- NEW FLOORING THROUGHOUT
- NEW MODERN BATHROOM SUITE
- LANDSCAPED GARDEN TO THE REAR
- NO ONWARD CHAIN
- SOUGHT AFTER VILLAGE LOCATION OF RUABON



### Living Room

UPVC double glazed door leading into living room with uPVC double glazed window to front, carpet flooring, panelled radiator and ceiling light point. Door into inner hall.

### Inner Hall

Stairs to first floor, carpet flooring and ceiling light point.

### Dining Room

UPVC double glazed window to the rear elevation. Under-stairs storage cupboard with lighting, carpet flooring, ceiling light point and panelled radiator. Opening into kitchen.

### Kitchen

Newly fitted modern kitchen housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include electric oven, hob and extractor. Space for further appliances to include washing machine and fridge-freezer. Stainless steel sink unit with mixer tap over. Ceiling light point, panelled radiator, LVT flooring, uPVC double glazed window to rear and uPVC double glazed door to rear garden.

### Landing

Landing area with doors to bedroom one and door to further landing area with feature wrought iron fireplace, carpeted flooring, access to loft and ceiling light point. Doors to bedroom two and bathroom.

### Bedroom One

UPVC double glazed window to the front elevation, ornamental wrought iron fireplace, carpet flooring, ceiling light point and panelled radiator.

### Bedroom Two

UPVC double glazed window to the rear elevation.

Built in storage cupboard with shelving and lighting. Internal windows to landing area, carpet flooring, ceiling light point and panelled radiator.

### Bathroom

Newly fitted modern three-piece bathroom with low-level WC, wash hand basin with storage under and panelled bath with mains shower over. LVT flooring, access to loft, wall light with shave point, ceiling light point, cupboard housing combination boiler and shelving, heated towel rail and panelled radiator, extractor and uPVC double glazed frosted window to the rear elevation.

### Outside

To the front there is ample on-street parking. The rear garden area has been thoughtfully landscaped with the pathways being tarmacked, a decorative stone area, lawned garden and fence panels to the boundary offering privacy and security. There is a shared tarmacked pathway to the rear where refuse can be taken out.

### Additional Information

All houses on this street have been owned by the same property developer who has undertaken back to brick renovations in them. This property includes a new bathroom, kitchen, new combination boiler, re-wiring, plastering, decoration, insulation added and sound-proofing in-between the properties.

### 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



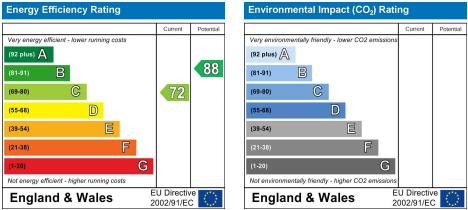


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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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