



46 Wynnstay Gardens

Ruabon, Wrexham, LL14 6EJ

No Onward Chain £175,000



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Entrance Hallway

Upvc double glazed door to the front elevation, panel radiator and laminate flooring. staircase leading to the first floor, doors leading to Lounge, Kitchen and downstairs WC.

Lounge

13'10" x 8'6" (4.22m x 2.61m)

Upvc double glazed window to the front elevation, panel radiator, Tv aerial and telephone point, coved ceilings.

Downstairs Cloakroom

with wash hand basin and low level WC, panel radiator, extractor fan, electric meters, Upvc double glazed frosted window to the front elevation.

Kitchen/Diner

15'8" x 9'7" (4.80m x 2.94m)

The kitchen features a variety of contemporary white gloss wall, drawer, and base units complemented by worktop surfaces. It includes an inset stainless steel sink unit with mixer taps, a built-in electric oven, a four-ring gas hob, and an extractor hood above. There is plumbing for a washing machine and space allocated for a fridge freezer. The dining area is finished with laminate flooring, and the rear elevation is enhanced by a UPVC double-glazed window and patio doors.

First Floor Accommodation

Bedroom One

12'3" x 8'1" (3.75m x 2.48m)

built-in double wardrobes that provide ample hanging space, a door that opens into the en-suite bathroom, a panel radiator, and a TV aerial point. Additionally,

there is a UPVC double-glazed window facing the front elevation.

En Suite

6'1" x 5'7" (1.87m x 1.72m)

Shower enclosure with mains shower attachment, wash hand basin equipped with mixer taps, and a low-level WC. Additional amenities include a panel radiator, partially tiled walls, an extractor fan, and inset ceiling lights. A UPVC double-glazed frosted window is positioned at the front elevation.

Bedroom Two

9'6" x 8'11" (2.90m x 2.73m)

Upvc double glazed window to the rear elevation, panel radiator and Tv aerial point.

Bedroom Three

7'3" x 5'10" (2.22m x 1.80m)

Upvc double glazed window to the rear elevation, panel radiator and Tv aerial point.

Bathroom

three-piece suite is installed, featuring a panel bath equipped with an electric shower overhead, a wash hand basin with mixer taps, and a low-level WC. Additionally, there is a built-in airing cupboard with shelving that accommodates the 'Worcester' combination boiler. The space includes partially tiled walls and a panel radiator.

Outside

To the front of the property there is a pathway that leads to the front entrance. The rear features fully enclosed gardens, complete with a paved patio seating area and garden store, along with gated access to the side entrance. Additionally, there is designated parking available for two vehicles.

Tel: 01978 353000

Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Services.

The agents have not tested the appliances listed in the particulars.

Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

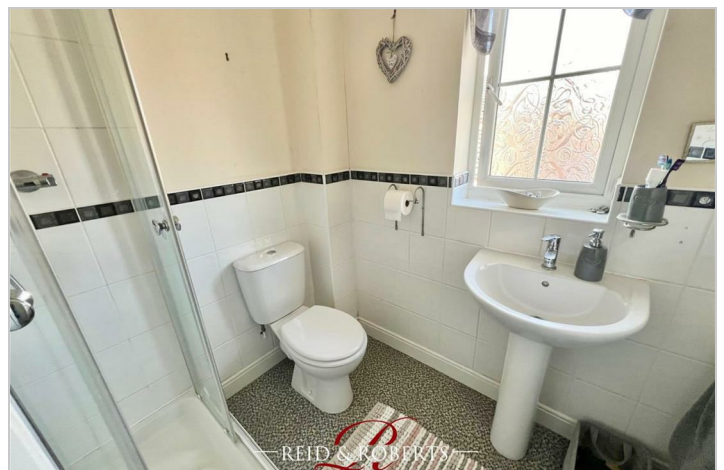
EPC Rating.

EPC RATING C

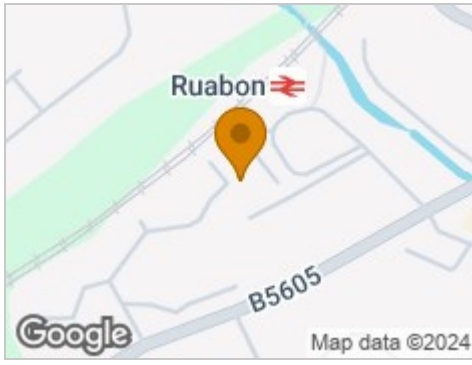
Hours Of Business.

Monday - Friday 9.15am - 5.00pm

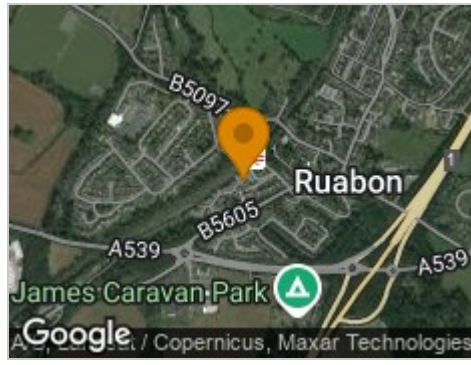
Saturday 9.15am - 4.00pm



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

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