



John Street | | Ruabon | LL14 6PA

Offers in the region of £125,000



ROSE RESIDENTIAL

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This two bedroom mid terrace has been well maintained by the current vendors, making it an ideal investment opportunity or first time purchase. The surprisingly spacious property has two reception rooms, kitchen, and utility area on the ground floor. Upstairs, you'll find two well-proportioned bedrooms and a bathroom. To the rear, there is a concrete yard and brick built outbuilding, which is in need of some attention.

- Well maintained by the current vendors
- Two well proportioned bedrooms
- Two Reception Rooms
- Utility Room
- Rear courtyard

Hallway

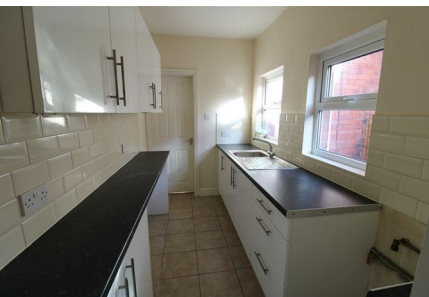
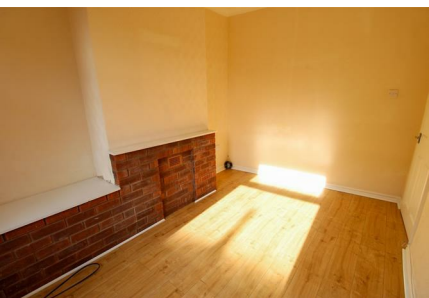
A part-glazed UPVC door opens into the hallway, where you'll find a doorway to the left leading into the lounge, and another providing access to the dining room. A staircase rises to the first-floor accommodation, and there is also a high level cupboard and fuse board.

Lounge

12'7" x 8'11" (3.85m x 2.73m)

A welcoming reception room with an exposed brick fireplace, front facing UPVC double glazed window, radiator and laminate flooring.





Dining Room

11'8" x 12'2" (3.57m x 3.72m)

Another generously sized second reception room featuring a rear-facing UPVC partly glazed door which leads to a rear courtyard. There is a chimney breast with alcoves, radiator, large under stairs storage cupboard and laminate flooring.

Kitchen

10'3" x 5'8" (3.13m x 1.73m)

The kitchen is fitted with a range of wall, drawer, and base units topped with complementary work surfaces. Below the two side facing UPVC double glazed windows there is a stainless steel sink with draining board and space for a freestanding cooker. To the opposite wall there is space for under counter fridge and freezer.

Utility Room

5'6" x 4'9" (1.68m x 1.47m)

Continuing the tiled flooring from the kitchen, the utility room provides space and plumbing for both a washing machine and tumble dryer. A high-level side-facing UPVC double glazed window allows for natural light and ventilation.

Stairs and Landing

Stairs rise from the hallway to a platform landing, where you will find doors leading to the bedrooms.

Bedroom One

12'5" x 12'5" (3.81m x 3.80m)

A generously sized double bedroom featuring a front-facing UPVC double glazed window, an attractive cast iron feature fireplace, radiator, and a door leading to an internal corridor that provides access to the bathroom.



Bedroom Two

11'11" x 9'7" (3.64m x 2.94m)

Capable of accommodating a double bed, with a rear facing UPVC double glazed window, another attractive cast iron feature fireplace and radiator.

Bathroom

10'3" x 5'8" (3.14m x 1.74m)

A contemporary bathroom fitted with a three-piece bathroom suite comprising a pedestal wash basin, low-level WC, and a panelled bath. A UPVC double glazed window to the side, radiator and a cupboard housing the boiler.

External

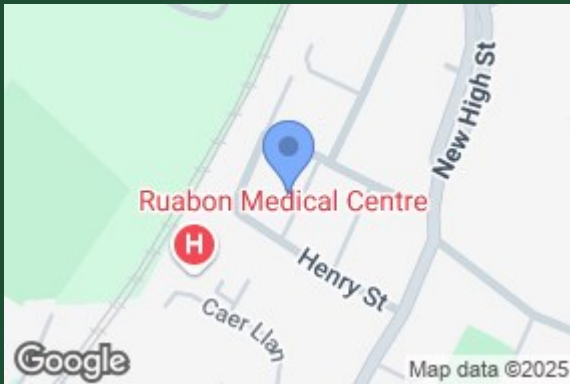
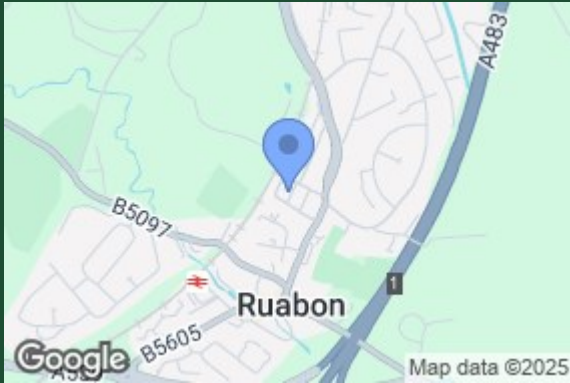
Concrete yard with brick built outbuilding, which is in need of some attention, and pedestrian gate out to the rear for property access.

Disclaimer

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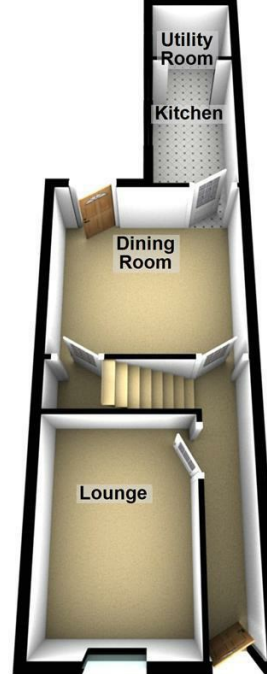
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By proceeding with any engagement with this property, you acknowledge that you have read, understood, and accepted these terms.



Ground Floor

Approx. 39.8 sq. metres (428.4 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.5 sq. feet)



Total area: approx. 77.1 sq. metres (829.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(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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