



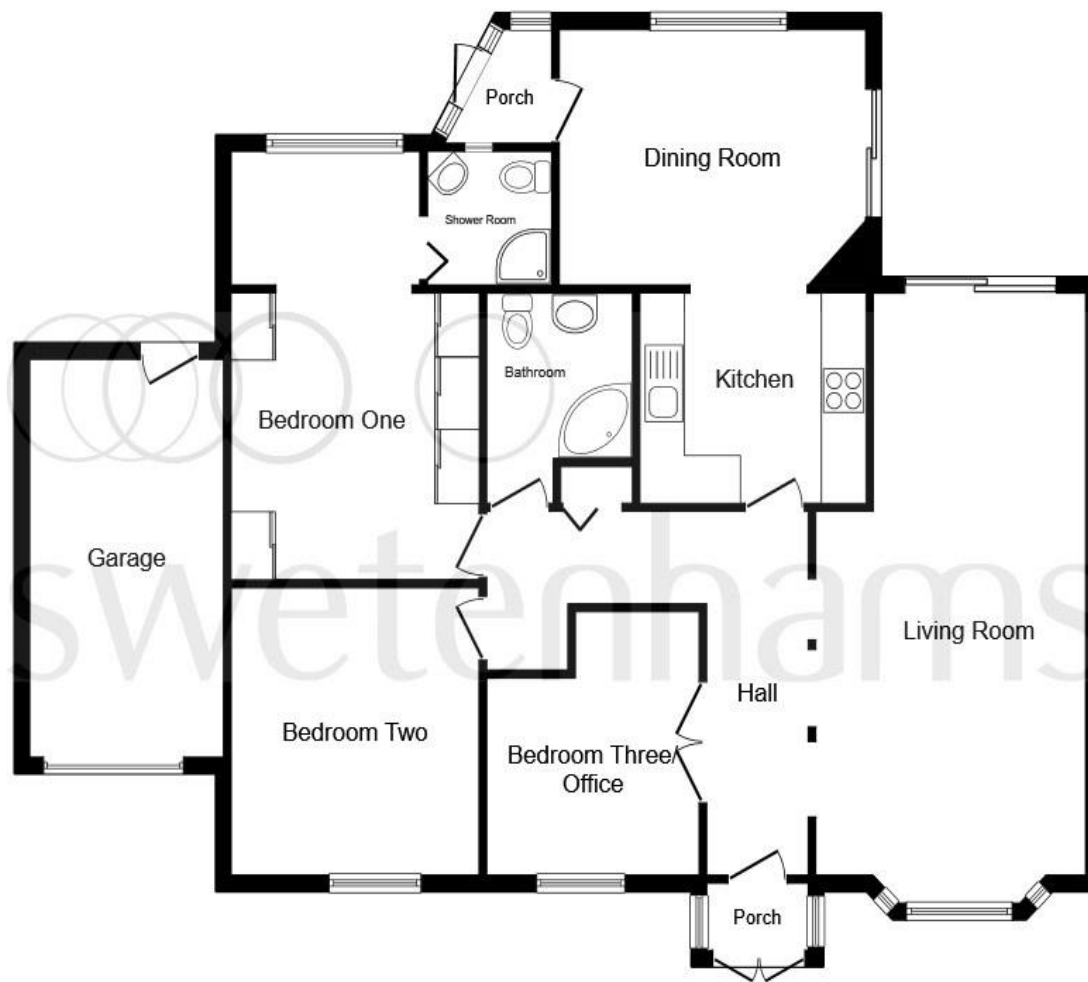
Pont Adam Crescent, Ruabon, Wrexham LL14 6EG

Welcome to

Pont Adam Crescent, Ruabon, Wrexham

A large and versatile bungalow in a delightful cul-de-sac location with views towards the Wynnstay estate. With three bedrooms, one en-suite and well-appointed bathrooms, large open plan, kitchen diner and spacious lounge/diner, private gardens, off-street parking.





Agents Note

Entrance Porch

Hallway

Lounge/Dining Room

23' 10" x 11' 10" narrowing into 9'5" (7.26m x 3.61m narrowing into 9'5")

Bedroom 3/Office

10' 10" x 9' 5" (3.30m x 2.87m)

Kitchen/Family Room

20' 1" x 13' 7" max narrowing to 10' (6.12m x 4.14m max narrowing to 10')

Bedroom One

17' 7" x 11' (5.36m x 3.35m)

Folding Door To En-Suite

Bedroom Two

11' 10" x 11' (3.61m x 3.35m)

Bathroom

Outside To Front

Outside To Rear

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Pont Adam Crescent, Ruabon, Wrexham

- Delightful cul-de-sac Location
- Detached Bungalow
- Three Bedrooms
- Off street parking and garage
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E

£325,000



Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/CHS118955



Property Ref:
CHS118955 - 0004

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