



2 New Hall Road Ruabon, Wrexham, LL14 6AS

An excellent opportunity to recreate a spacious 3 bedroom semi detached family home with attached single storey annexe requiring a scheme of refurbishment. Set within a good sized corner plot, the property is conveniently located in the popular village of Ruabon with its range of facilities including a train station, road links and both primary and secondary schools. The accommodation has the benefit of gas central heating and briefly comprises an entrance hall with stairs to 1st floor landing, lounge with open aspect to the dining room, kitchen, 3 bedrooms and a bathroom. The attached annexe has the potential to comprise a lounge with bedroom area to the rear, kitchen and bathroom. Externally, the gardens are mainly located to the front however there is an area to the side which, subject to any necessary consents, could provide private parking. Energy Rating - D (57)

Price £140,000

2 New Hall Road

Ruabon, Wrexham, LL14 6AS



- Semi detached house
- On good sized corner plot
- Three bedrooms
- NO CHAIN
- With attached potential annexe
- Entrance hall, lounge
- Bathroom
- Requiring refurbishment
- Dining room, kitchen
- Gardens to front and side

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

HALL

LOUNGE

12'3 x 11'7 (3.73m x 3.53m)

DINING ROOM

11'7 x 10'3 (3.53m x 3.12m)

KITCHEN

13'1 x 7'3 (3.99m x 2.21m)

POTENTIAL ANNEXE

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

12'4 x 10'8 (3.76m x 3.25m)

BEDROOM TWO

11'8 into recess x 10'4 (3.56m into
recess x 3.15m)

BEDROOM THREE

9'1 x 7'4 (2.77m x 2.24m)

BATHROOM

7'3 max x 6'8 max (2.21m max x
2.03m max)

OUTSIDE

COUNCIL TAX BAND - C



[Directions](#)





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	