



22 Wynnstay Gardens Ruabon, Wrexham, LL14 6EJ

NO ONWARD CHAIN. A modern and well presented 3-4 bedroom house arranged over 3 floors located within the sought after village of Ruabon that has the benefit of a good range of convenient amenities together with a bus service and train station. The accommodation briefly comprises an open fronted entrance porch, hall with useful store cupboards, cloaks/w.c., utility, 4th bedroom/home office and an integral door to the garage. The 1st floor gives access to the L-shaped lounge with Juliet balcony and a stylishly appointed fitted kitchen and dining room. The kitchen includes some integrated appliances. The 2nd floor landing gives access to the 3 bedrooms and a bathroom. The principal bedroom has an en-suite shower room. Gas fired central heating and Upvc double glazing. Externally, a private drive leads to the garage and an enclosed rear garden that has been designed for low maintenance to include 2 patio areas which are ideal for BBQ's and decorative gravelled garden. Energy Rating - C (76)

Price £210,000

22 Wynnstay Gardens

Ruabon, Wrexham, LL14 6EJ



- Modern townhouse
- Cloaks/w.c, utility
- Fitted kitchen/dining room
- Private driveway, garage
- Arranged over 3 floors
- bedroom 4/home office
- Three bedrooms (1 en-suite)
- Entrance porch, hallway
- L Shaped lounge
- Family bathroom

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

HALLWAY

CLOAKS/W.C

UTILITY

BEDROOM FOUR/HOME OFFICE

8'5 x 7'8 (2.57m x 2.34m)

ON THE FIRST FLOOR

LANDING

'L' SHAPED LOUNGE

15'5 max x 13'4 max (4.70m max x 4.06m max)

KITCHEN/DINING ROOM

15'4 x 10'7 (4.67m x 3.23m)

ON THE SECOND FLOOR

LANDING

BEDROOM ONE

15'5 into recess x 10'5 (4.70m into recess x 3.18m)

EN-SUITE

BEDROOM TWO

8'7 x 8'1 (2.62m x 2.46m)

BEDROOM THREE

7'5 x 6'9 (2.26m x 2.06m)

FAMILY BATHROOM

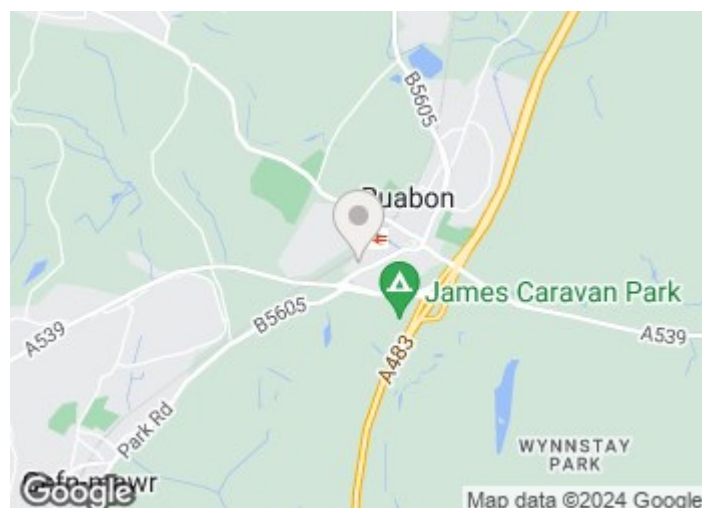
OUTSIDE

GARAGE

15'6 x 8'2 (4.72m x 2.49m)

GARDENS

COUNCIL TAX BAND - D



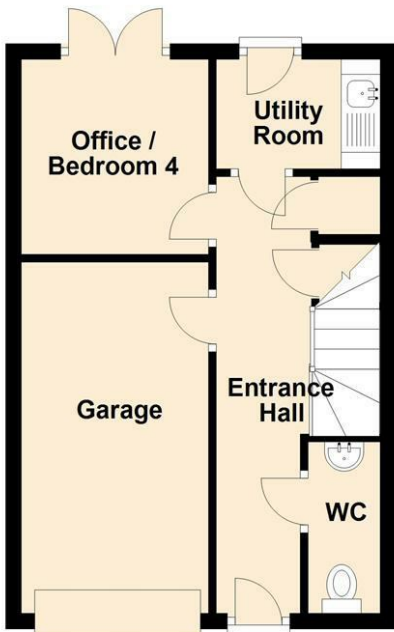
[Directions](#)



Floor Plan

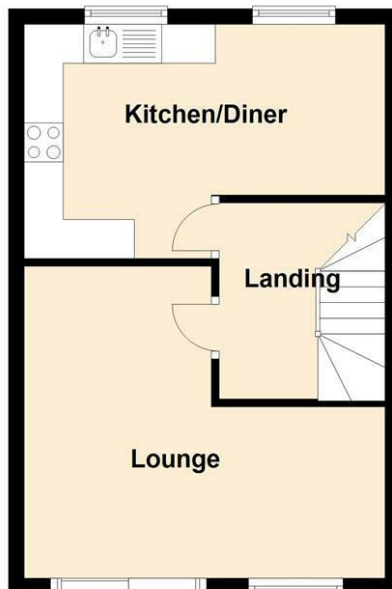
Ground Floor

Approx. 32.7 sq. metres (351.5 sq. feet)



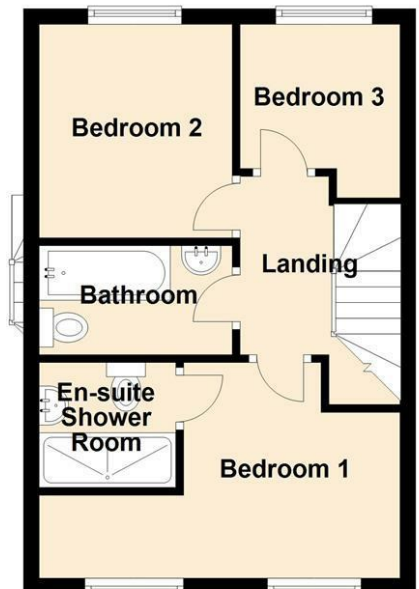
First Floor

Approx. 32.8 sq. metres (353.4 sq. feet)



Second Floor

Approx. 32.8 sq. metres (353.4 sq. feet)



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
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			
		76	87
England & Wales		EU Directive 2002/91/EC	