









Plot 1 Llwyn Y Berllan Ruabon, Wrexham, LL14 6AZ

A newly built 4 bedroom ( 1 en-suite ) detached family home with large rear garden offering spacious accommodation on this small development constructed by experienced local developers Davies Brothers Construction Limited having the benefit of a 10 year NHBC Warranty. Located within the popular village of Ruabon with its excellent road links and range of amenities including a supermarket, medical centre, train station, primary and secondary schools and restaurants/pubs. The energy efficient accommodation has gas fired central heating and Upvc double glazing and briefly comprises a canopy porch, central staircase with useful store cupboard, cloaks/w.c, lounge featuring a bay window overlooking the front garden, impressive open plan kitchen dining room appointed with a stylish range of base and wall cupboards with integrated appliances and French doors leading to the rear garden. The 1st floor landing connects the 4 bedrooms, 3 are doubles and 1 with en-suite shower room and a family bathroom. Externally a brick paved drive to the front alongside lawned garden with decorative railings and further drive to the side leading to the garage. Enclosed rear garden offering excellent outdoor space for children and adults.

## Plot 1 Llwyn Y Berllan

Ruabon, Wrexham, LL14 6AZ









- A newly built detached home within this small Constructed by experienced local developers Having the benefit of a 10 year NHBC development
- · Canopy porch, hallway
- · Four bedrooms (1 en-suite)
- · Gardens to front and rear

- **Davies Brothers Construction Limited**
- · Cloaks/w.c, bay window lounge
- · Family bathroom

- Warranty
- · Fitted kitchen/dining room
- · Private driveway, garage

**LOCATION** 

**DIRECTIONS** 

ON THE GROUND FLOOR

**HALLWAY** 

CLOAKROOM/W.C

LOUNGE

15'8 x into bay window x 11'5 (4.78m BEDROOM FOUR

x into bay window x 3.48m)

KITCHEN/DINING ROOM

18'7 x 12'11 (5.66m x 3.94m)

ON THE FIRST FLOOR

**LANDING** 

**BEDROOM ONE** 

13'6 x 11'7 (4.11m x 3.53m)

**EN-SUITE** 

**BEDROOM TWO** 

12'3 x 10'8 (3.73m x 3.25m)

**BEDROOM THREE** 

15'2 x 8'5 (4.62m x 2.57m)

8'9 x 7'4 (2.67m x 2.24m)

**FAMILY BATHROOM** 

**OUTSIDE** 

**GARAGE** 

19'0 x 8'6 (5.79m x 2.59m)

**GARDENS** 



**Directions** 









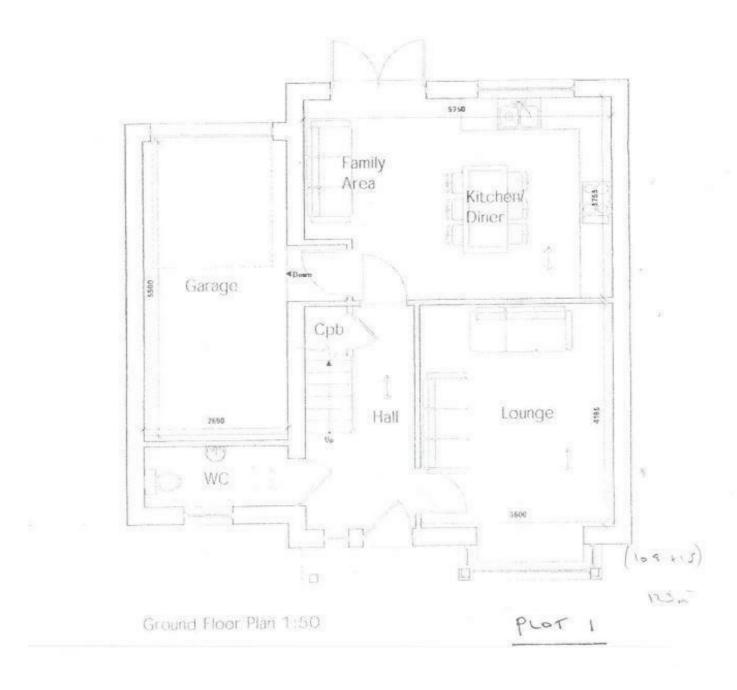








## Floor Plan



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