



## 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.

**Price £330,000**

# Plot 1 Llwyn Y Berllan

Ruabon, Wrexham, LL14 6AZ



- A newly built detached home within this small development
- Canopy porch, hallway
- Four bedrooms (1 en-suite)
- Gardens to front and rear
- Constructed by experienced local developers Davies Brothers Construction Limited
- Cloaks/w.c, bay window lounge
- Family bathroom
- Having the benefit of a 10 year NHBC 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 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 )

## BEDROOM FOUR

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

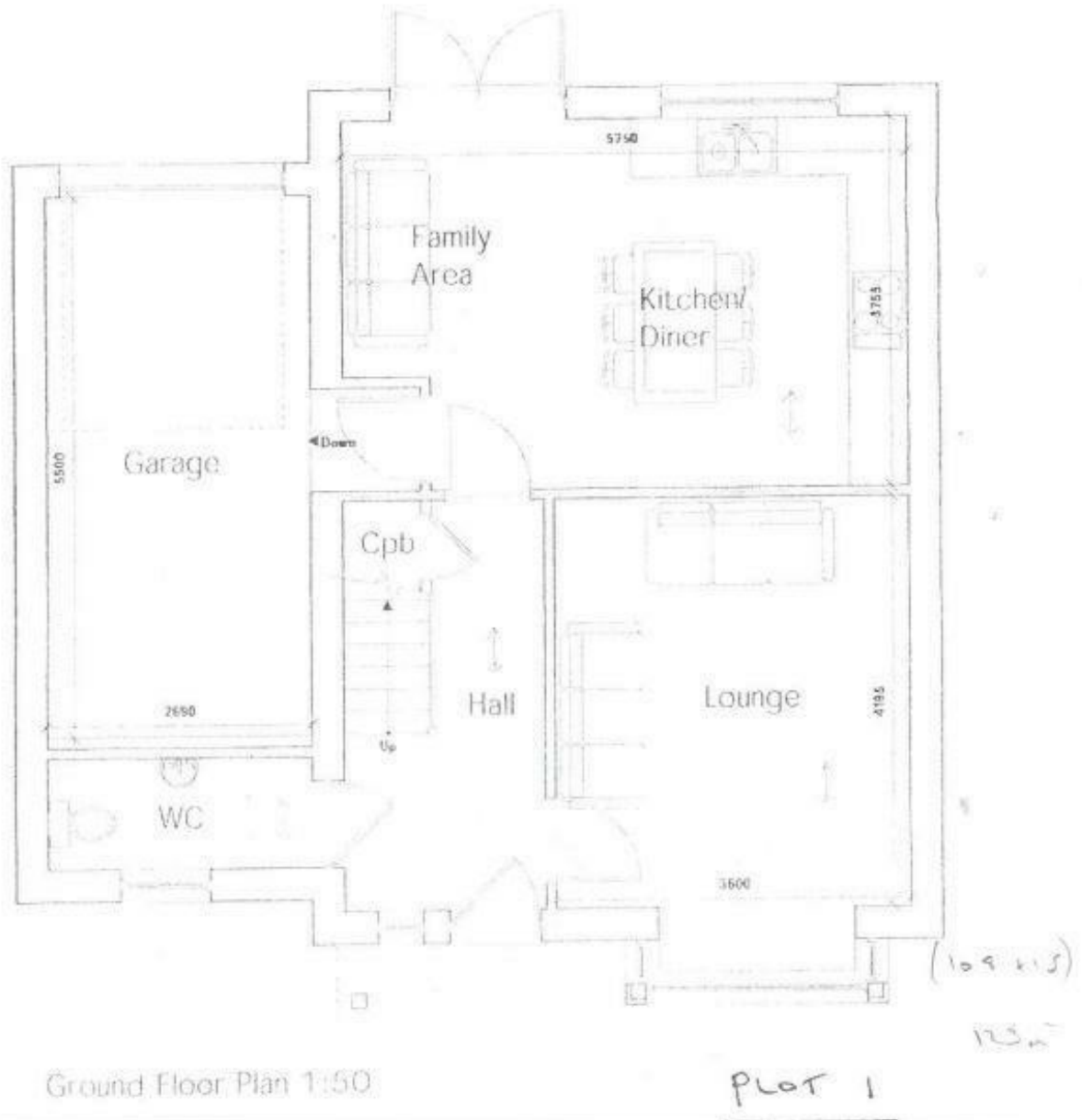


[Directions](#)





# Floor Plan



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	