



## Plot 2 Llwyn Y Berllan Ruabon, Wrexham, LL14 6AZ

A newly built 4 bedroom ( 1 en-suite ) detached family home 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, entrance hall with useful store cupboard, good size lounge, dining room with bi fold doors opening to the rear garden and an open aspect to the stylishly appointed fitted kitchen with integrated appliances and separate utility. The 1st floor landing gives access to the 4 bedrooms, 1 with en-suite shower room, and a family bathroom with bath and separate shower enclosure. To the outside, a gated path leads to the entrance door with decorative railings to the boundary. A brick paved drive with privacy gates to the rear of the house leads to the detached brick built garage together with a patio and lawned garden.

**Price £330,000**

# Plot 2 Llwyn Y Berllan

Ruabon, Wrexham, LL14 6AZ



- A newly built detached home within this small development
- Canopy porch, hallway
- Four bedrooms (1 en-suite)
- Constructed by experienced local developers Davies Brothers Construction Limited
- Cloaks/w.c, lounge, dining room
- Private driveway, garage
- Having the benefit of a 10 year NHBC Warranty
- Fitted kitchen, utility
- Gardens to front and rear

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

## HALLWAY

## CLOAKROOM/W.C

## LOUNGE

14'7 x 12'1 (4.45m x 3.68m )

## DINING ROOM

13'9 x 11'11 (4.19m x 3.63m )

## KITCHEN

11'8 x 9'7 (3.56m x 2.92m )

## UTILITY

7'7 x 5'1 (2.31m x 1.55m )

## ON THE FIRST FLOOR

## LANDING

## BEDROOM ONE

12'2 x 11'6 (3.71m x 3.51m )

## EN-SUITE

## BEDROOM TWO

11'3 x 8'7 (3.43m x 2.62m )

## BEDROOM THREE

9'5 into recess x 8'8 (2.87m into recess x 2.64m )

## BEDROOM FOUR

8'2 x 6'4 (2.49m x 1.93m )

## FAMILY BATHROOM

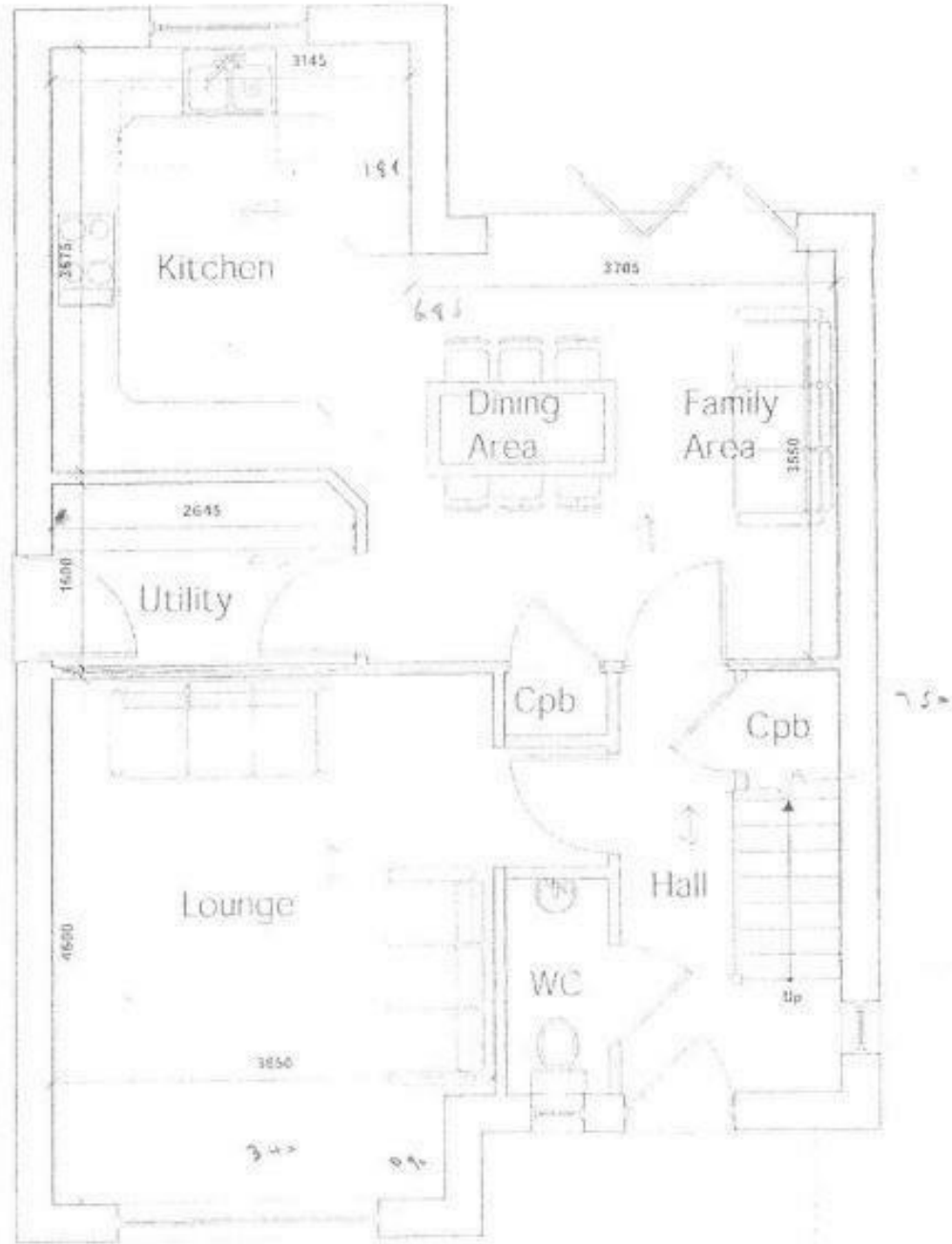
## OUTSIDE



[Directions](#)



# Floor Plan



Ground Floor Plan 1 50

Plot 2

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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	