



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 £320,000

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

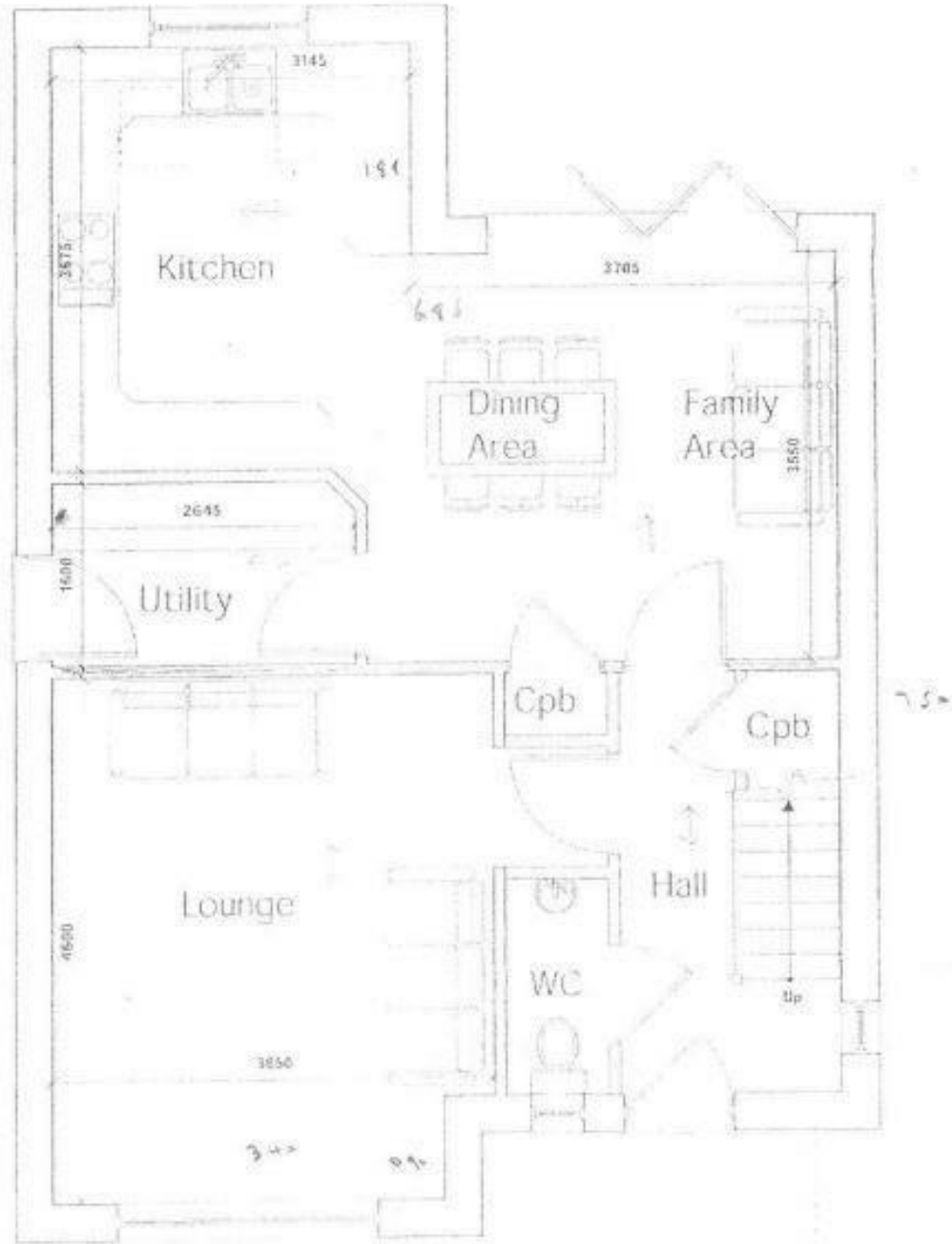
OUTSIDE



[Directions](#)



Floor Plan



Ground Floor Plan 1 50

Plot 2

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.

29 Holt Street, Wrexham, LL13 8DH
 Tel: 01978 353553 Email: sales@wingetts.co.uk www.wingetts.co.uk

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			
England & Wales		EU Directive 2002/91/EC	