



Plot 3 Llwyn Y Berllan Ruabon, Wrexham, LL14 6AZ

A newly built 3 bedroom (1 en-suite) semi detached home within 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 turned staircase and cottage style doors, cloaks/w.c. spacious lounge with French doors leading to the rear garden, kitchen diner fitted with a stylish range of base and wall cupboards with integrated appliances. The 1st floor landing gives access to the 3 bedrooms, 2 of which are doubles and 1 en-suite shower room and a family bathroom. Externally, the brick paved drive provides parking for 2/3 cars and the lawned gardens extend to the front and rear.

Price £245,000

Plot 3 Llwyn Y Berllan

Ruabon, Wrexham, LL14 6AZ



- A newly built semi detached home within this small development
- Canopy porch, hallway
- Three bedrooms (1 en-suite)
- Gardens to front and rear
- Constructed by experienced local developers Davies Brothers Construction Limited
- Cloaks/w.c, spacious lounge
- Family bathroom
- Having the benefit of a 10 year NHBC Warranty
- Fitted kitchen/dining room
- Private driveway for 2-3 cars

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

HALLWAY

CLOAKROOM/W.C

LOUNGE

15'8 x 13'8 (4.78m x 4.17m)

KITCHEN/DINING ROOM

12'7 x 8'7 (3.84m x 2.62m)

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

12'9 x 9'1 (3.89m x 2.77m)

EN-SUITE

BEDROOM TWO

9'8 x 9'1 (2.95m x 2.77m)

BEDROOM THREE

8'2 x 6'3 (2.49m x 1.91m)

FAMILY BATHROOM

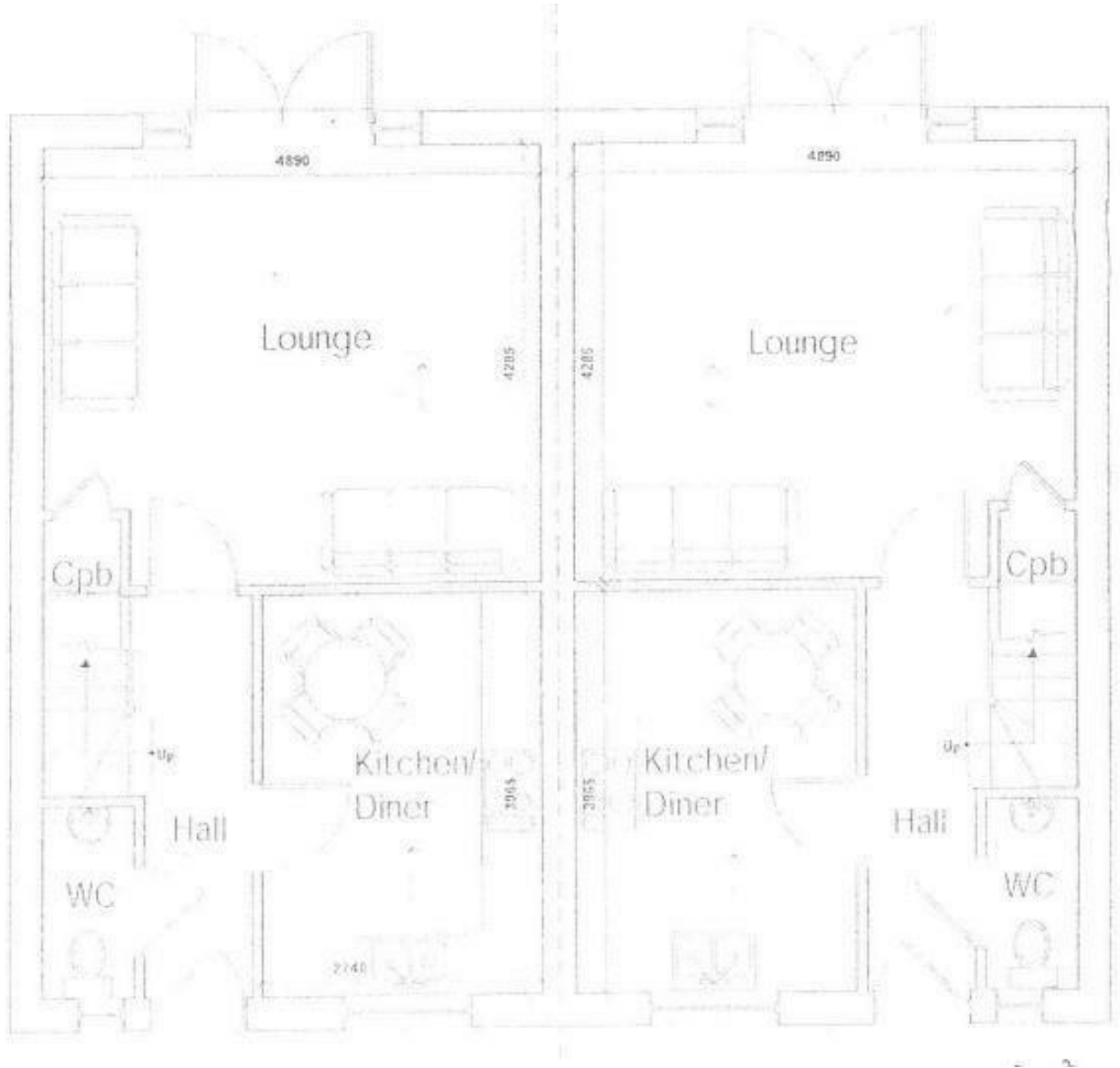
OUTSIDE



[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.

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	