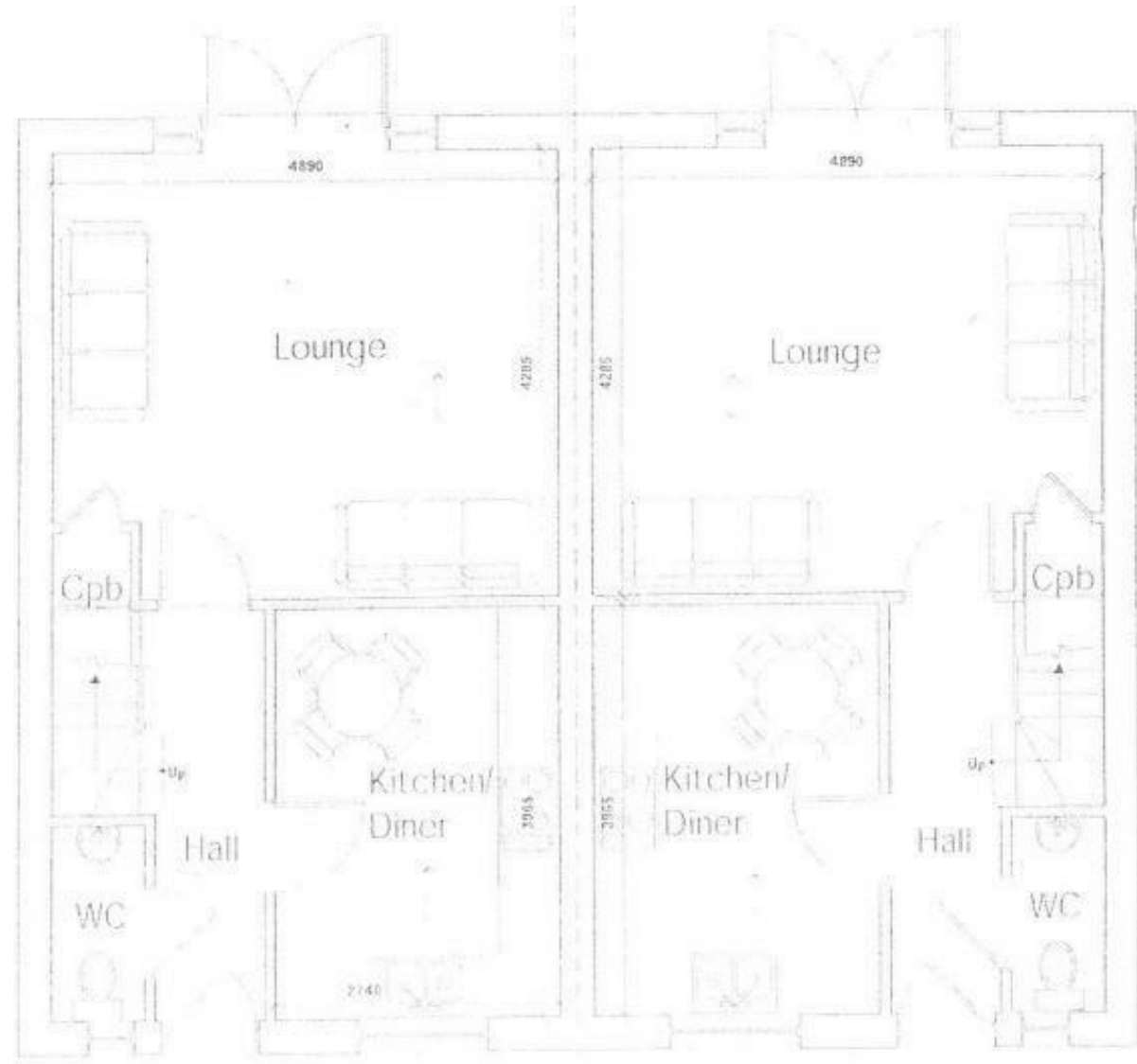


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



Llwyn Y Berllan, Wrexham, LL14 6AZ

Price £245,000



Reference: 19316959

Date: Add text here

**TENURE:** Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

**POSSESSION:** Add text here

**SERVICES:** Add text here

**OUTGOINGS:** Council Tax Band details available from Wrexham County Borough Council

**VIEWING:** Add text here

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## Description

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, a brick paved double width drive provides parking for 2 cars and an enclosed lawned garden to the rear.

### LOCATION

Located within the popular and sought after Village of Ruabon which offers an excellent range of day to day shopping facilities and social amenities including Doctors, Dentist, Pubs, The Wynnstay Hotel and historic St Marys Church. There is a regular public transport service into the busy tourist town of Llangollen and Wrexham as well as a popular train station for those needing to commute to Wrexham and the surrounding areas. The A483 by-pass which links Wrexham, Chester and Oswestry is only a short distance away therefore providing good access to the major commercial and industrial centres of the region. The village has the benefit of both primary and Secondary Schools together with picturesque countryside walks.



### DIRECTIONS

Proceed along the A483 bypass from Wrexham taking the exit signposted Llangollen and Ruabon. Turn right and continue across the 1st roundabout to the 2nd roundabout with Aldi on your left. Take the 3rd exit and continue into the centre of the village passing The Church and Wynnstay Hotel. Turn right just after the pedestrian crossing onto Maes Y Llan Lane and right again where the development will be observed on the right.

### ON THE GROUND FLOOR

Canopy porch with sensor light and part glazed composite door opening to:

### HALLWAY

Having turned staircase to first floor landing, radiator, useful storage cupboard and cottage style doors off to all rooms.

### CLOAKROOM/W.C

Appointed with a low flush w.c with dual flush, wash basin with mixer tap and tiled splashback, upvc double glazed window, radiator and extractor fan.

### LOUNGE

15'8 x 13'8

A good sized reception room having upvc double glazed French doors opening to the rear garden, upvc double glazed side windows, radiator, television aerial point and useful storage cupboard.

### KITCHEN/DINING ROOM

12'7 x 8'7

The kitchen area is appointed with a range of shaker style base and wall cupboards with chrome handles complimented by work surface areas incorporating a 1 ½ bowl stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, double oven/grill, electric hob with stainless steel extractor hood above and cutlery/pan drawers below, integrated fridge freezer, Ideal gas combination boiler, part tiled walls, plumbing for washing machine, inset ceiling spotlights and radiator.

### ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With gallery over stairwell, upvc double glazed window, ceiling hatch to roof space, storage cupboard and cottage style doors.

### BEDROOM ONE

12'9 x 9'1

Upvc double glazed window to front, radiator, built-in storage cupboard and cottage style door opening into:

### EN-SUITE

Appointed with a corner shower enclosure with mains thermostatic shower, pedestal wash basin with chrome mixer tap, low flush w.c, extractor fan, inset ceiling spotlights and radiator.

### BEDROOM TWO

9'8 x 9'1

Upvc double glazed window to rear and radiator.

### BEDROOM THREE

8'2 x 6'3

Upvc double glazed window to rear and radiator.

### FAMILY BATHROOM

Appointed with a white suite of low flush w.c, pedestal wash basin, bath with mains thermostatic shower over and splash screen, radiator, upvc double glazed window, part tiled walls, inset ceiling lighting and extractor fan.

### OUTSIDE

To the front of the property is a double width brick paved driveway providing parking for two cars and brick paved gated path leads to the rear garden which includes a patio area with lawned garden beyond.