



Wynnstay Mews, Ruabon, LL14 6BU
Price £118,950

Reference: 19320310

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 well presented mews style property with cottage characteristics located within the popular village of Ruabon in close proximity to an excellent range of amenities and road links. Having the benefit of gas central heating with a new efficient combi boiler and Upvc double glazing, the accommodation briefly comprises a Upvc double glazed entrance door opening to the lounge/diner with exposed beams to ceiling, Upvc double glazed window to front and stairs to 1st floor landing. Fitted kitchen with a range of base and wall cupboards, work surface areas, electric cooker, plumbing for washing machine and space for fridge. The 1st floor landing gives access to a double bedroom, study and well appointed bathroom with shower over the bath. Externally, an allocated parking space within the parking area. NO CHAIN. Energy Rating - D (66)

LOCATION

Located within the Village of Ruabon which has a good range of day to day shopping facilities and social amenities including a supermarket, Dentist, Pubs, Hotel and Church. There is a regular public transport service into 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.



DIRECTIONS

From Wrexham proceed on the A483 Wrexham by-pass towards Llangollen. Continue for approx. 5 miles exiting off the A483 signposted Llangollen. At the roundabout turn right and subsequently at the next roundabout proceed straight over entering the right hand lane and taking the 4th exit at the roundabout entering the Village of Ruabon. Continue into the village where Wynnstay Mews will be observed on the right opposite the Church with the parking at the front of the properties.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

LOUNGE

13'4 x 10'8

Upvc double glazed window to front, feature beams to ceiling, mains wired smoke alarm, upgraded consumer unit, three wall light points, spindled staircase to first floor landing, central heating timer control, telephone point, television aerial point, radiator and part glazed oak framed internal door opening to:

KITCHEN/BREAKFAST ROOM

10'8 x 8'1

Fitted with a range of timber trimmed base and wall cupboards with work surface areas incorporating a stainless steel single drainer sink unit, recently installed Worcester gas combination boiler, part tiled walls, tiled flooring, two upvc double glazed windows, radiator, painted beams to ceiling, plumbing for washing machine and space for under counter fridge.

ON THE FIRST FLOOR

Approached via the staircase from the lounge to:

LANDING

With exposed beams to ceiling, mains wired smoke alarm and cottage style doors off to all rooms.

BEDROOM

14'6 into recess x 7'3 plus recess

Upvc double glazed window providing tree lined views, radiator and exposed beams to raised ceiling.

WALK-IN STORAGE CUPBOARD

7'1 x 3'1

Potential for a home office with painted beams to ceiling and wall light.

BATHROOM

Well appointed with a white suite of close coupled w.c, pedestal wash basin with chrome mixer tap, double ended bath with central chrome mixer tap, mains thermostatic shower above and splash screen, part tiled walls, radiator, Velux roof light window with fitted blind and wall light.

OUTSIDE

To the outside of the property there is a communal parking area with one allocated parking bay.

COUNCIL TAX BAND - B