

The Villas, Ruabon, LL14 6NW

Price £315,000

Reference: 19410748

Date: Add text here

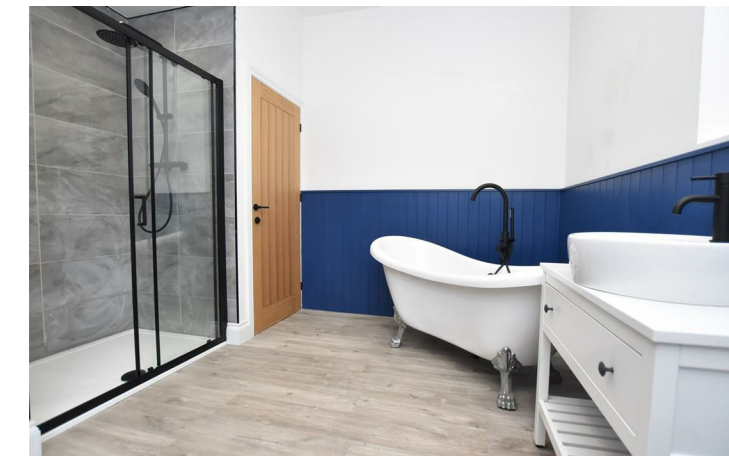
**TENURE:** Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

**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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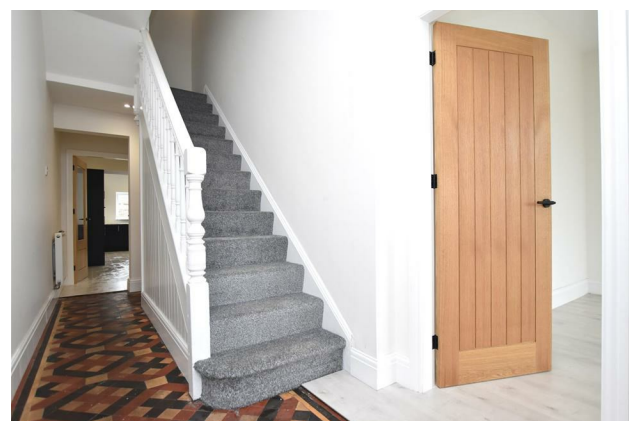


## Description

Newly refurbished to an excellent standard is this beautifully presented 3 storey, 4 bedroom 2 bathroom Victorian mews house offering spacious accommodation with the benefit of private parking for 2/3 cars to the rear. Retaining character features like patterned tiled flooring to the entrance hall and high ceilings blended with modern day comforts this family home briefly comprising a welcoming hall with stained glass window panel, stairs to 1st floor landing, Oak veneer internal doors and access to the cellar, cloaks/w.c., bay window fronted lounge, living room or formal dining room with French doors to the rear garden, spacious and newly appointed fitted kitchen breakfast room and utility room. The 1st floor landing gives access to the 3 bedrooms and a new impressive family bathroom with Victorian style bath and separate shower enclosure. The generous principal bedroom occupies the top floor and includes a new en-suite bathroom with his and hers' wash bowls and bath with shower over. The refurbishment programme included, replastering, new upvc double glazing throughout, new gas fired central heating system, new electrical wiring and new floor coverings. To the outside, a gated path leads to the entrance door alongside a front garden. To the rear is a private parking area for 2/3 cars and patio area. Energy Rating - C (71)

### 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 in a Southerly direction taking the exit signposted Llangollen. At the roundabout take the 3rd exit, proceed across the next roundabout and take the 4th exit at the roundabout with Aldi towards Ruabon. Proceed through the village passing the shopping area and the public car park and the property will be observed on the left.

### ON THE GROUND FLOOR

Upvc part glazed entrance door with arch window above opening to:

### VESTIBULE

With high ceilings that continue throughout the property, pattern tiled flooring and part glazed oak veneer door with feature stained glass windows above, continuation of the pattern tiled flooring, stairs to first floor landing, radiator, oak veneer doors off and access to:

### CELLAR

12'8 x 12'6

Steps down to the main room with lighting and power, side room and potential to create further accommodation if required.

### LIVING ROOM

15'8 x 12'1

Upvc double glazed bay window to front, radiator, chimney breast with exposed brick arch and tiled hearth and wood effect flooring.

### SITTING/FORMAL DINING ROOM

11'9 x 10'6

Wood effect flooring, ornate cast iron fireplace with tiled insert and quarry tiled hearth, upvc double glazed French doors, cornice ceiling and radiator.

### CLOAKROOM/W.C

Appointed with a close coupled w.c, wall hung wash basin with mixer tap and vanity unit below, tiled flooring, black heated towel rail, extractor fan and inset ceiling spotlights.

### KITCHEN/BREAKFAST ROOM

21'8 max x 10'7

Well appointed with an extensive range of shaker style base and wall cupboards complimented by work surface areas incorporating a five ring stainless steel gas hob with AEG extractor hood above and pan and cutlery drawers below, Zanussi oven/grill, integrated dishwasher, housing for American style fridge freezer with storage cupboards to surround, Frankie 1 ½ bowl sink unit with black mixer tap and upvc double glazed window above, upvc double glazed window to side, upvc part glazed external door, wood effect flooring and inset ceiling spotlights.

### UTILITY

Having a matching range of wall units, work surface area with space for washing machine and tumble dryer below, radiator, upvc double glazed window and inset ceiling spotlights.

### ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With newly fitted carpet, oak veneer doors off to all rooms with black handles and radiator.

### BEDROOM TWO

11'1 x 10'2

Upvc double glazed window, newly fitted carpet, radiator, recessed shelf and oak veneer door giving access to the family bathroom.

### BEDROOM THREE

12'1 x 9'2 plus recess

Upvc double glazed window to front, radiator, newly fitted carpet and recessed storage cupboard.

### BEDROOM FOUR

7'7 x 6'4

Upvc double glazed window to front, radiator and newly fitted carpet.

### FAMILY BATHROOM

11'8 x 10'8

Beautifully appointed with a Victorian style free standing bath with claw feet, wash bowl with black mixer tap on wash stand, close coupled w.c, walk-in shower with mains thermostatic shower and Drench style shower head, grey wood effect flooring, inset ceiling spotlights, black heated towel rail and connecting door to bedroom two.

### ON THE SECOND FLOOR

A turned staircase rising from the first floor landing with Velux roof light window, oak veneer doors and storage cupboard housing the Ideal gas fired central heating boiler and hot water cylinder.

### BEDROOM ONE

14'8 x 12'1

A good sized principal bedroom with upvc double glazed window to front, inset ceiling spotlights, wall lights, radiator, newly fitted carpet and oak veneer door opening to:

### EN-SUITE

10'0 x 5'8

Featuring a his n hers wash bowl with black mixer taps and wall hung vanity drawers below, close coupled w.c, black heated towel rail, bath with mains thermostatic shower, Drench style shower head and splash screen, two-tone wall tiles, extractor fan, tiled flooring, built-in shelving with useful storage cupboard behind, black heated towel rail, inset ceiling spotlights and exposed beams.

### OUTSIDE

The property is approached along a gated pathway to the entrance door with garden to side. To the rear there is private parking for 2/3 cars and courtyard style garden.

### COUNCIL TAX BAND - D