

Wingetts

More than just estate agents



57 Gorse Close , Ruabon, LL14 6BZ

Presented in good order is this 2 bedroom modern mews style property with garden and parking for 2 cars located within this popular residential development in the sought after village of Ruabon, with its excellent range of amenities including supermarket and train station. Having the benefit of gas fired central heating and Upvc double glazing, the accommodation briefly comprises a Upvc part glazed entrance door opening to the hall with stairs to 1st floor landing and access into the lounge, with wood effect flooring. The kitchen diner is fitted with a range of base and wall cupboards, work surface areas and patio doors leading to the rear garden. Cloaks/w.c. The 1st floor landing gives access to the 2 bedrooms, with bedroom 1 having a built in wardrobe, and a bathroom with shower over the bath. To the outside, a private drive provides parking for 1 car and an additional parking bay is almost opposite the house. To the rear is a paved patio with lawned garden beyond and rear access gate. Leasehold. Energy Rating - C (77)

Offers In Excess Of £160,000

57 Gorse Close

, Ruabon, LL14 6BZ



- A modern mews style property
- Located within popular residential development
- Hallway
- Lounge
- Kitchen/dining room
- Cloaks/w.c
- Two bedrooms
- Bathroom
- Private driveway & additional parking bay
- Garden to rear

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

HALLWAY

LOUNGE

13'6 x 9'10 (4.11m x 3.00m)

KITCHEN/DINING ROOM

12'8 x 8'2 (3.86m x 2.49m)

CLOAKS/W.C

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

12'7 into recess x 10'4 (3.84m into recess x 3.15m)

BEDROOM TWO

11'7 x 7'2 (3.53m x 2.18m)

BATHROOM

OUTSIDE

COUNCIL TAX BAND - C



[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.

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