



Henry Street, Ruabon, LL14 6NS
Price £115,000

Reference: 19479044

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 spacious traditional two double bedroom terraced house with rear garden conveniently located in the village of Ruabon with its good range of amenities, shops and road links to Wrexham, Oswestry and Llangollen. The property requires a scheme of internal modernisation but has the benefit of gas fired central heating and Upvc double glazing. Briefly comprising a Upvc double glazed entrance door opening to the hall with stairs to first floor landing, lounge, dining room and kitchen. On the first floor there are two double bedrooms and a bathroom. Outside there is a gated front garden together with shared covered path leading to the rear yard and a gated and private rear garden beyond which has been paved for easy maintenance. NO CHAIN. Energy Rating - F (33)

LOCATION

The property is located within the village of Ruabon which lies approximately seven miles from Wrexham City Centre and enjoys a good range of day to day shopping facilities including supermarket, coffee shop, etc together with a public transport service that includes a train station. There are both primary and secondary schools within the village together with good road links allowing for daily commuting to the major commercial and industrial centres of the region.



DIRECTIONS

Proceed in along the A483 in a southerly direction towards Oswestry taking the exit signposted Ruabon. A the roundabout take the 3rd exit and continue over the next roundabout. At the next roundabout with Aldi on your left, take the 4th exit and continue into the village of Ruabon passing the train station and Wynnstay Hotel. Take the left turn just before the convenience store into Henry Street and the property will be observed on the left.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

HALLWAY

Having stairs off to first floor landing and radiator.

LOUNGE

11'9 x 9'2

Upvc double glazed window to front, radiator, tiled fireplace and living flame gas fire.

DINING ROOM

12'9 x 11'7

Upvc double glazed window to rear, gas fire in surround (back boiler), radiator, understairs storage cupboard, recessed storage cupboards and sliding door to:

KITCHEN

11'1 x 7'7

Fitted base and wall units, work surface areas, stainless steel single drainer sink unit, gas cooker point, upvc double glazed window, radiator and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With airing cupboard housing the hot water cylinder and additional store cupboard.

BEDROOM ONE

12'9 x 11'9

Upvc double glazed window to front, original cast iron ornate fireplace and radiator.

BEDROOM TWO

12'7 x 11'6

A good sized second bedroom, Upvc double glazed window to rear, radiator, built-in storage cupboard and ceiling hatch to roof space.

BATHROOM

7'8 x 7'6

Appointed with a white suite of low flush w.c, wash

basin, bath with electric shower over, upvc double glazed window, part tiled walls and radiator.

OUTSIDE

The property is approached along a gated path to the entrance door alongside a small front garden. A covered shared path leads to the rear yard area, former brick built w.c. and a further private and enclosed garden beyond.