



Cleveland Street, Ruabon, LL14 6NR
Price £137,500

Reference: 19492107

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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Wingetts



Description

A spacious bay window fronted, traditional 2 double bedroom terrace house presented in good condition located within the popular village of Ruabon with its excellent range of convenient amenities, schools, supermarket, train station and road links. The light and airy accommodation with its high ceilings and period features has the benefit of gas fired central heating and Upvc double glazing and briefly comprises a canopy porch, hall with staircase to 1st floor landing, lounge with feature ornate fireplace, dining room and well proportioned kitchen. The 1st floor provides 2 double bedrooms and a bathroom with corner bath and separate shower enclosure. Externally there is a gated front garden area and an enclosed rear courtyard style garden with timber decked patio and brick outbuilding. NO CHAIN. Energy Rating - D (63)

LOCATION

Located within the Village of Ruabon which has a good range of day to day shopping facilities and social amenities including 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 along the A483 by-pass in a Southerly direction taking the exit signposted Llangollen and Ruabon. At the next roundabout take the right hand turning and proceed across the next roundabout passing James Caravan Park on the left. At the next roundabout by Costa Coffee and Aldi, take third exit into Ruabon and proceed into the village. Take the left turn immediately prior to the Nisa store onto Henry Street and next right onto Cleveland Street where the property will be on the left.

ON THE GROUND FLOOR

Canopy porch with upvc part glazed door opening to:

HALLWAY

With grey wood effect flooring, stairs to first floor landing, radiator, feature archway and six panel doors off.

LOUNGE

11'6 x 11'5 into bay window

Upvc double glazed walk-in bay window to front, ornamental fireplace with tiled insert and wood effect flooring.

DINING ROOM

12'4 x 12'3

Wood effect flooring, upvc double glazed window, central ceiling rose and former chimney breast with timber mantel.

KITCHEN

12'1 x 8'8

Fitted with a range of base and wall units complimented by work surface areas incorporating a stainless steel single drainer sink unit with upvc double glazed window above, gas Range cooker, part tiled walls, tiled flooring, useful understairs storage cupboard, radiator, plumbing for washing machine and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, ceiling hatch to roof space and six panel doors off.

BEDROOM ONE

15'3 x 9'4

A good sized bedroom with two upvc double glazed windows to front, radiator and wood effect flooring.

BEDROOM TWO

12'6 x 9'7

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

BATHROOM

10'9 x 8'7

A good sized bathroom appointed with a four piece white suite of corner bath, wash basin set within vanity unit, low flush w.c, shower enclosure with mains thermostatic shower, radiator, fully tiled walls, inset ceiling spotlights, upvc double glazed window and storage cupboard housing the Worcester gas combination boiler.

OUTSIDE

The property is approached from the front via a gated pathway leading to the entrance door with low level brick privacy wall and decorative and decorative railings. To the rear of the property is an enclosed courtyard style garden area with timber decked patio, useful brick outbuilding and access gate.