



**48 Gorse Close, Ruabon, Wrexham, LL14 6BZ**

**Price £180,000**

A very well presented 2 bedroom end mews style house with the benefit of 3 parking bays and a private and sunny aspect rear garden located on this popular modern residential development on the fringe of the village of Ruabon with its excellent range of convenient amenities including shops, supermarket, schools, pubs and a train station. The accommodation briefly comprises a composite entrance door, vestibule with coat hanging space, lounge with wood effect laminate flooring and stairs rising to 1st floor landing, fitted kitchen diner with Upvc sliding patio doors opening to the rear garden and a cloaks/w.c. The 1st floor landing connects the 2 bedrooms, 1 with built in store cupboard, and a bathroom appointed with a white suite and shower over the bath. Gas fired central heating and Upvc double glazing throughout. To the outside, the property has 3 parking bays behind a privacy hedge and a gravelled garden for additional parking if required. A side gate opens to the rear garden which has been designed for low maintenance to include a patio for outdoor entertaining, artificial grass and a versatile block built garden building which has potential for a variety of uses, all of which is enclosed within timber fencing. NO CHAIN. Energy Rating - C (74)



## 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 Bangor on Dee. At the junction, turn right, over the bridge and then left onto New Hall Road. Continue for approximately 3/4 of a mile to the mini roundabout and take the 1st exit into Shelbrook Drive, 2nd left onto Bedwell Close, follow the road around, left turn into Gorse Close and then continue past the green area and the property will be observed on the left.

## ON THE GROUND FLOOR

Part glazed composite entrance door opening to:

### VESTIBULE

With tiled flooring, coat hanging space and four panel white woodgrain effect door opening to:

### LOUNGE 13'5 x 12'9 (4.09m x 3.89m)

Featuring wood effect laminate flooring, upvc double glazed window overlooking the front garden, radiator, stairs to first floor landing with useful storage cupboard below and four panel white woodgrain effect door opening to:

### KITCHEN/DINER 12'9 x 8'2 (3.89m x 2.49m)

Enjoying a pleasant aspect overlooking the rear garden through upvc double glazed windows and upvc double glazed sliding patio doors. The kitchen area is fitted with a range of base and wall cupboards complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, four ring gas hob with oven/grill below and pull-out extractor above, part tiled walls, plumbing for washing machine, space for fridge freezer, tiled flooring and radiator.

## CLOAKS/W.C

Appointed with a pedestal wash basin with tiled splashback, low flush w.c, tiled flooring, radiator and extractor fan.

## ON THE FIRST FLOOR

Approached via the staircase from the lounge to:

### LANDING

With ceiling hatch to roof space and four panel white woodgrain effect doors off.

### BEDROOM ONE 10'3 x 13'0 into recess (3.12m x 3.96m into recess)

Upvc double glazed window to front, radiator and built-in storage cupboard with slatted shelving.

### BEDROOM TWO 11'8 x 7'3 (3.56m x 2.21m)

Upvc double glazed window overlooking the rear garden and radiator.

## BATHROOM

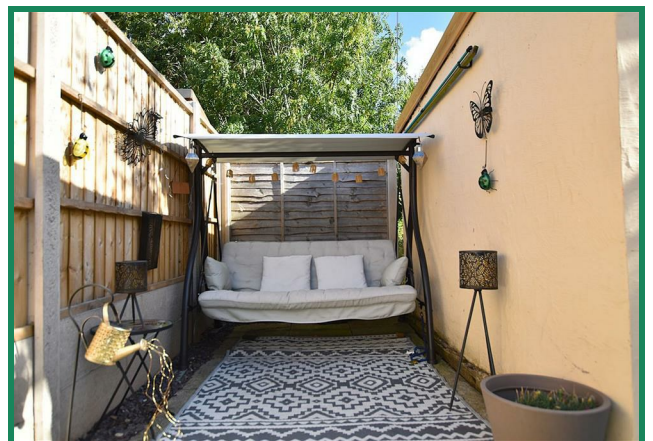
Appointed with a white suite of pedestal wash basin, twin grip panelled bath with electric shower over and splash screen, low flush w.c, upvc double glazed window, part tiled walls, radiator, inset ceiling spotlights and extractor fan.

## OUTSIDE

The property has the benefit of three parking bays to the front, established beech hedge providing a good degree of privacy and a decorative gravelled front garden providing additional parking if required. A side paved path with timber gate opens into the rear garden which is a particular feature of the property enjoying a good degree of privacy with a sunny aspect and including a paved patio with artificial lawn beyond, decorative slate to borders, block built garden building (9'2 x 7'6) with potential for a variety of uses, all of which is enclosed within timber fencing.

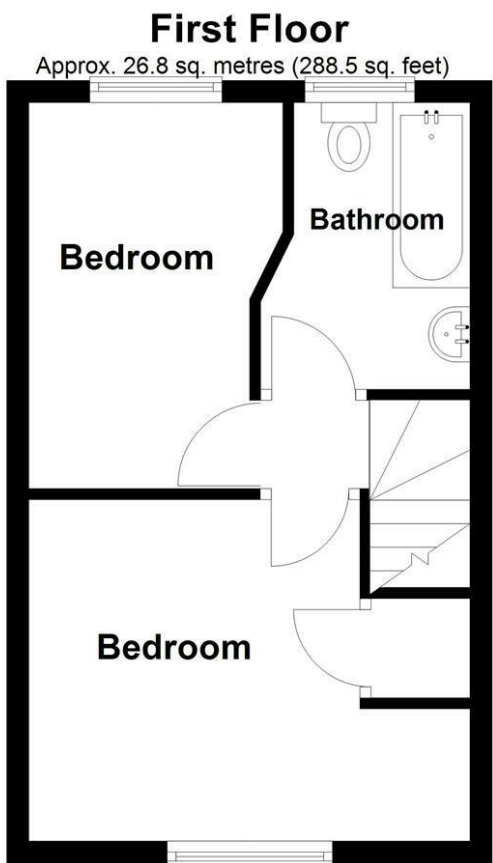
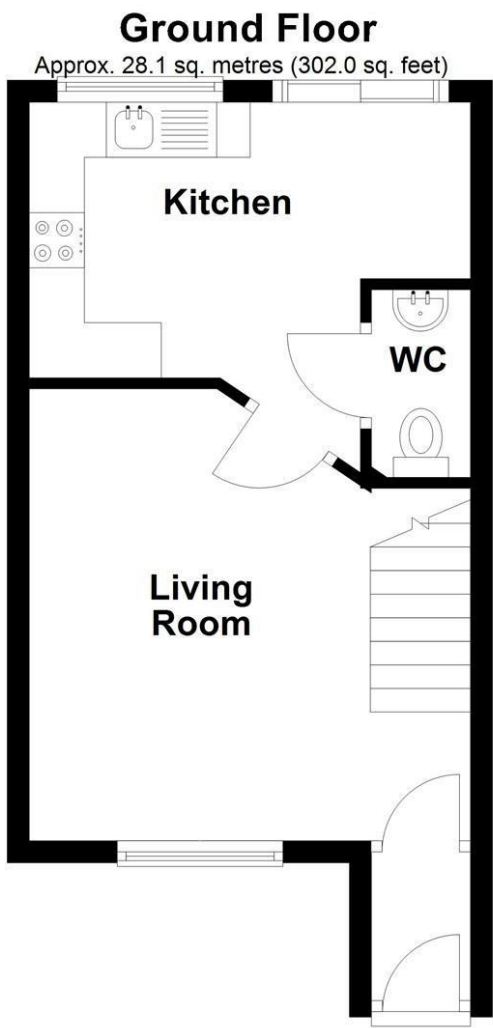
## PLEASE NOTE

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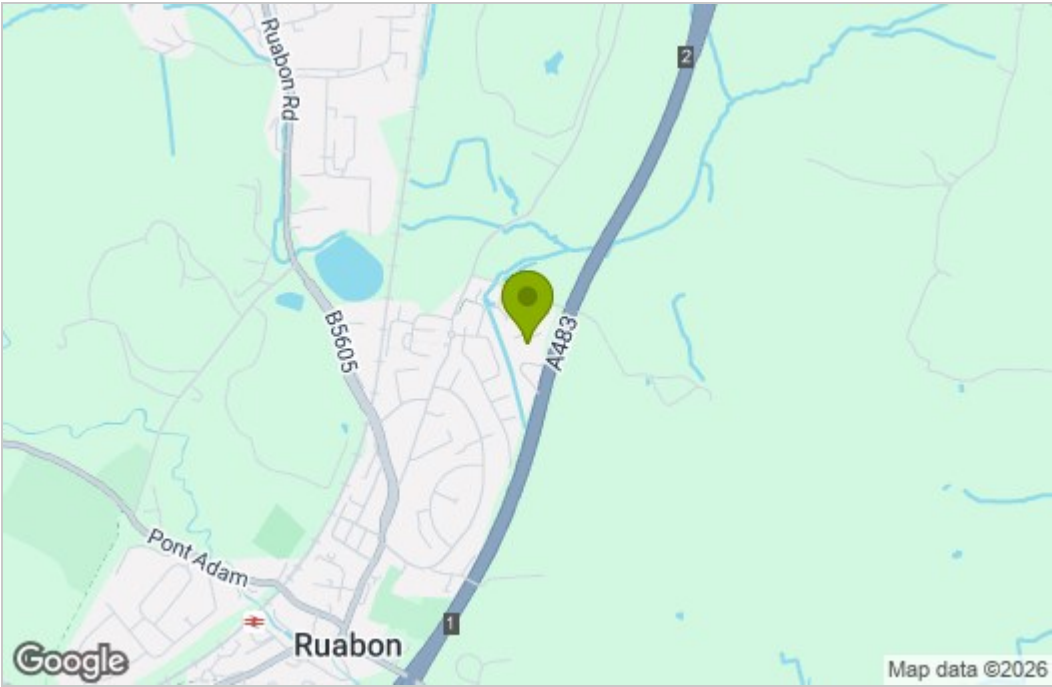




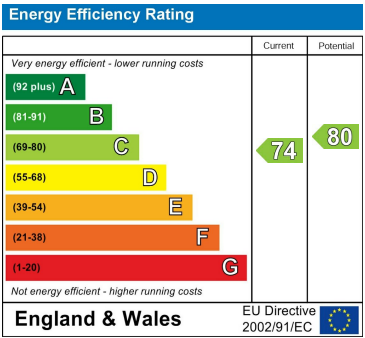
Floor Plan



Area Map



Energy Efficiency Graph



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