

BOWEN

PROPERTY SINCE 1862



Offers in the region of £185,000

20 Park Street, Ruabon,
Wrexham LL14 6LE

🏠 2 Bedrooms

🚿 1 Bathroom

20 Park Street, Ruabon, Wrexham LL14 6LE



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General Remarks

Situated in this much sought after location is this two bedroom end terraced Grade 11 listed residence being convenient for the popular village of Ruabon which offers a good range of day-to-day amenities, easy access to the railway station and within reach of the A483 road links to Chester/Wrexham/Oswestry. The property comprises two reception rooms, kitchen, landing, two bedrooms and bathroom. Useful outbuilding/utility area. Gas fired central heating. Viewing highly recommended. EPC Rating – 52|E.

Location: The property is situated within a Conservation Area at the centre of the village with lay-by car parking. Ruabon is by-passed by the A483 which provides dual carriageway to Chester (18 miles) and lies at the centre of a triangle formed by the towns of Wrexham, Oswestry and Llangollen - all about 7 miles distant. The village provides wide ranging amenities including a variety of Shops, Hostelrys, Railway Station, Medical Centre and both Primary and Secondary Schools.

Accommodation

On The Ground Floor:

Entrance: Entrance door leading to the Lounge.

Lounge: 15' 9" x 12' 0" (4.80m x 3.65m) With window to the front elevation. Exposed ceiling beam. Central heating radiator. Television aerial socket.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Dining Room: 15' 9" x 11' 11" (4.80m x 3.63m)

With staircase rising to the first floor landing. Doors leading to the pleasant courtyard. Central heating radiator. Exposed ceiling beams.

Kitchen: 9' 1" x 6' 8" (2.77m x 2.03m) Fitted with modern units comprising a one-and-a-half bowl single drainer sink unit built into the working surface. Base units, drawers and wall cabinets. Space for cooker with cooker hood above. Space for fridge. Fitted shelving. Extractor fan. Window. Door leading to the rear.



On The First Floor:

Galleried Landing to:

Bedroom 1: 15' 9" x 11' 1" (4.80m x 3.38m)

With window to the front elevation. Central heating radiator. Timber flooring. Exposed ceiling beam. Ceiling light point.

Bedroom 2: 15' 9" x 11' 10" (4.80m x 3.60m)

With window to the rear elevation. Central heating radiator. Exposed ceiling beam. Ceiling light point.





Bathroom: Fitted with a white suite comprising close coupled w.c., pedestal wash hand basin and panelled bath with shower unit and glazed side shower screen. Central heating radiator with cover. Gas fired central heating boiler. Wall cabinet. Window.

Outside: With shared access to the rear Courtyard.

Useful OUTBUILDING.

Pedestrian access to neighbouring property.

Services: All mains services are connected subject to statutory regulations.

The central heating is a conventional radiator system effected by the gas-fired boiler situated in the Bathroom.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "C".

Directions: Leave Wrexham on the A483 dual carriageway in the direction of Oswestry leaving at the junction sign-posted for Llangollen. At the mini-roundabout turn left and at the next junction turn left again onto Park Street, where the property will be seen on the left-hand side.



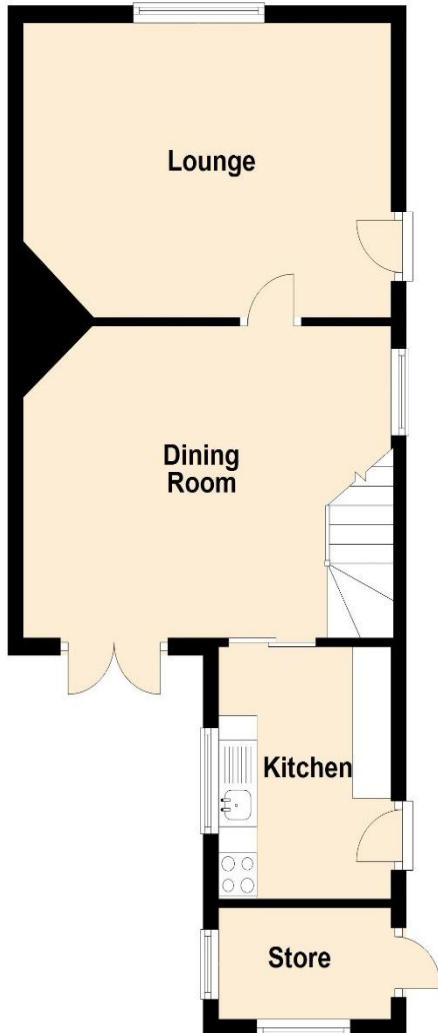
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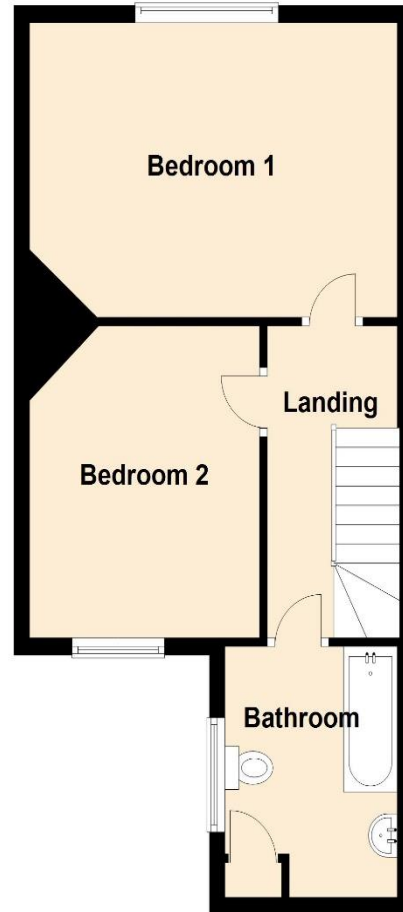
Ground Floor

Approx. 43.9 sq. metres (472.3 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.3 sq. feet)



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