

BOWEN

PROPERTY SINCE 1862



Asking Price £310,000

4 Bedrooms 2 Bathrooms

20 Bedwell Close, Ruabon,
Wrexham LL14 6BW

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General Remarks

Located within a well regarded modern development on the fringes of the village, this well presented four double bedroom detached house is a welcome addition to the local housing market and an early viewing is strongly advised. Benefiting from two reception rooms and a kitchen/breakfast room the property is double glazed throughout and the main bedroom has an en-suite shower room. Internally the property briefly comprises an entrance hallway; downstairs cloakroom; dining room; living room with patio doors leading out to the rear garden; kitchen/breakfast room; landing; main bedroom with en-suite; three further double bedrooms and a family bathroom with white four piece suite. EPC Rating - 76|C.



Location: The property is located within a now established development on the fringes of the village approximately half a mile from its centre. Ruabon is by-passed by the A483 which provides dual carriageway access to Chester (18 miles) and lies at the centre of a triangle formed by the city of Wrexham and the towns of Oswestry and Llangollen - all about seven miles distant. The village provides wide ranging amenities including a variety of Shops, Hostelryes, Railway Station, Medical Centre and both Primary and Secondary Schools.

Accommodation

On The Ground Floor:

Entrance Hallway: Double glazed door to the front elevation. Radiator. Laminate flooring.

Downstairs Cloakroom: 4' 9" x 4' 0" (1.44m x 1.22m) PVCu double glazed window to the side elevation. White two piece suite comprising a low level w.c. and pedestal wash hand basin. Radiator. Wall tiling. Laminate flooring.

Dining Room: 10' 5" x 7' 9" (3.17m x 2.37m) PVCu double glazed window to the front elevation. Radiator.

Living Room: 15' 10" x 13' 11" (4.83m x 4.25m) PVCu double glazed patio doors to the rear elevation. Two radiators. Wood-burner.

Kitchen/Breakfast Room: 13' 11" x 11' 5" (4.23m x 3.47m) maximum. Double glazed door to the rear elevation. PVCu double glazed window to the rear elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit

with mixer tap. Integral gas hob. Integral electric oven and separate grill. Cooker hood. Integral fridge and freezer. Plumbing for washing machine. Wall tiling. Laminate flooring. Radiator. Cupboard housing an "Ideal" combination boiler. Down-lighters.

On The First Floor:

Landing: Attic hatch. Radiator. Two large storage cupboards.

Bedroom 1: 16' 1" x 12' 10" (4.90m x 3.92m) Two PVCu double glazed windows to the front elevation. Two radiators.

En-Suite Shower Room: PVCu double glazed window to the side elevation. White three piece suite comprising a shower cubicle, low level w.c. and pedestal wash hand basin. Radiator. Wall tiling. Laminate flooring. Down-lighters.

Bedroom 2: 13' 6" x 11' 5" (4.11m x 3.49m) PVCu double glazed window to the front elevation. Radiator.

Bedroom 3: 12' 10" x 10' 10" (3.90m x 3.30m) PVCu double glazed window to the rear elevation. Radiator.

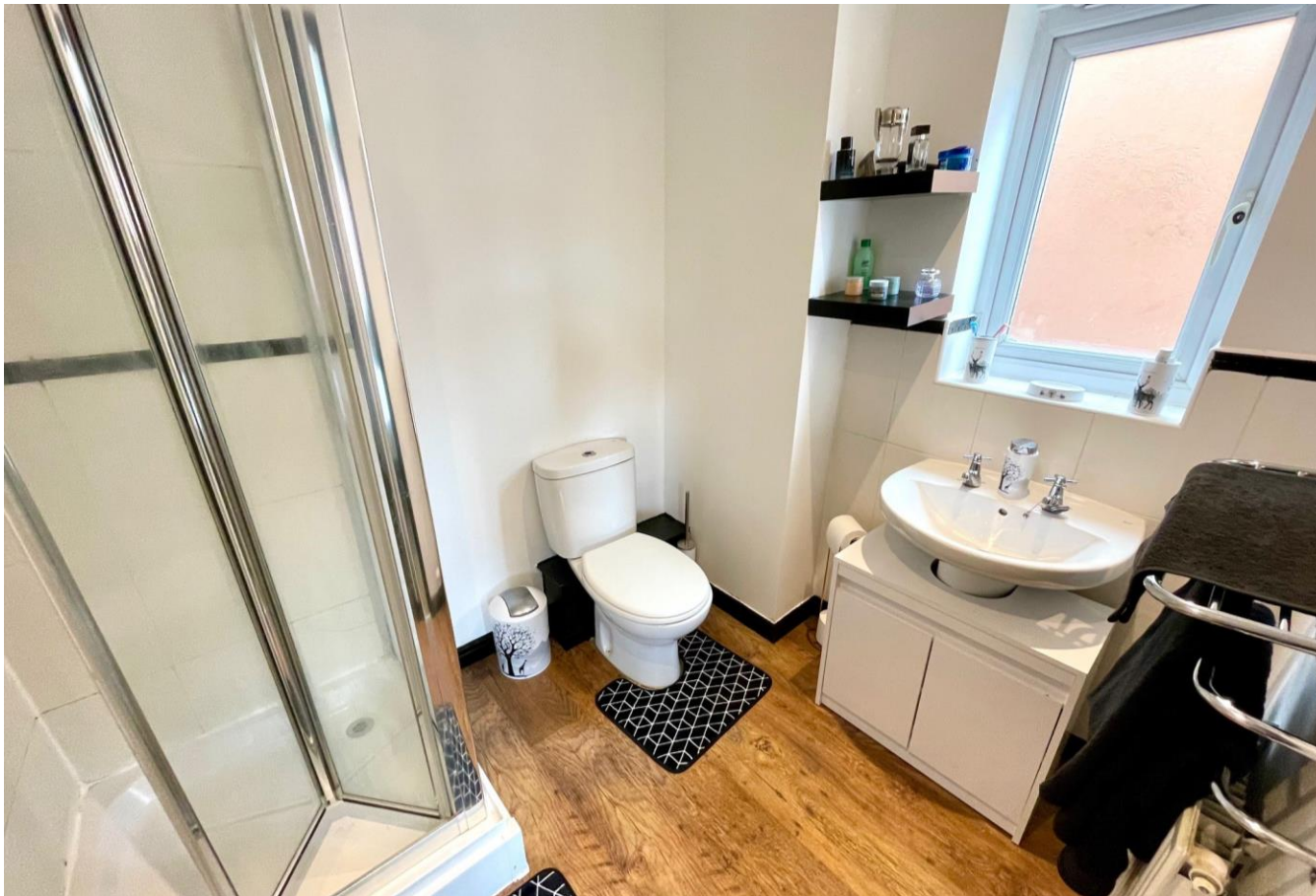
Bedroom 4: 12' 6" x 9' 1" (3.82m x 2.76m) PVCu double glazed window to the rear elevation. Radiator.

Bathroom: PVCu double glazed window to the rear elevation. White four piece suite comprising a panelled bath, shower cubicle, wash hand basin and low level w.c. Wall tiling. Radiator. Laminate flooring. Down-lighters.









Outside: Externally there is a lawned garden to the front of the property together with a double-width driveway providing Off-Road Parking leading up to the over-sized Integral Garage. The rear garden combines a further lawn with a good sized paved Patio accessed from both the Living Room and the Kitchen/Breakfast Room.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Ideal" gas-fired combination boiler situated in the Kitchen.

Tenure: Leasehold. 150 years from the 1st January 2006. Ground Rent £105.00 pa. Service Charge £94.00 pa. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

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

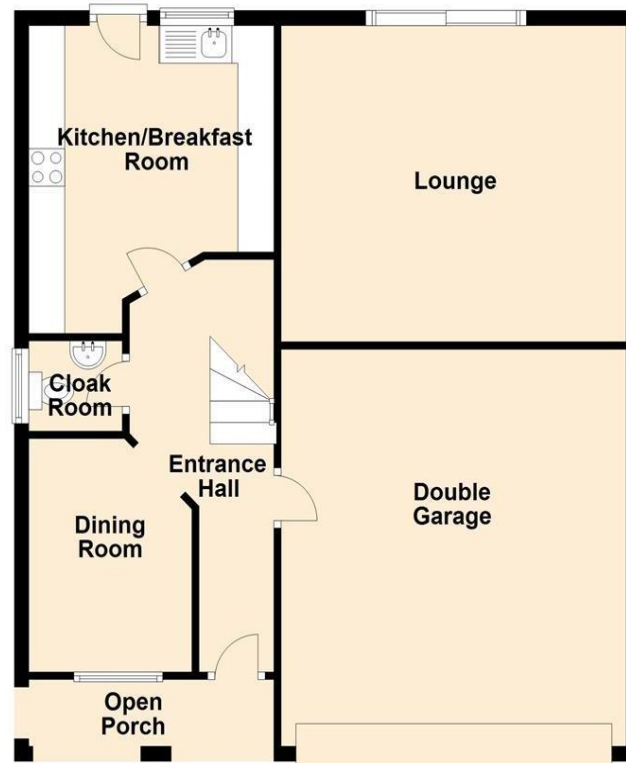
Directions: For satellite navigation purposes use the post code LL14 6BW. From Wrexham proceed south on the A483 in the direction of Oswestry until taking exit 2 signposted the B5426 Bangor on Dee and The Plassey. At the exit slip road turn right and then take the first left onto New Hall Road signposted Ruabon. Continue until entering the speed restriction signs and then turn left at the roundabout into Shellbrook Drive. Take the second left into Bedwell Close and as the road bends around to the right the property will be observed on the right-hand side.

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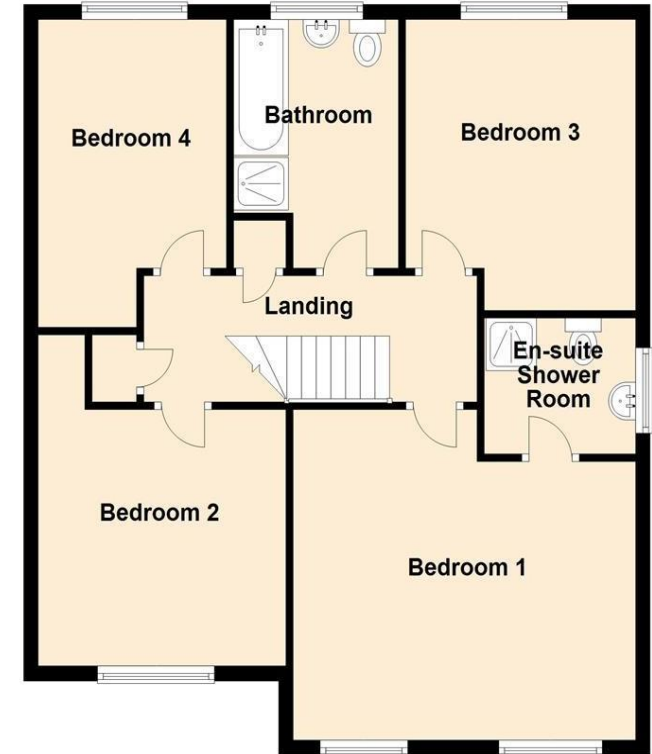
Ground Floor

Approx. 79.5 sq. metres (855.6 sq. feet)



First Floor

Approx. 76.0 sq. metres (818.0 sq. feet)



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