



**BOWEN**

PROPERTY SINCE 1862

Asking Price £295,000

🏠 3 Bedrooms    🚿 1 Bathrooms

Malgwen, Garden View, Ruabon,  
Wrexham, LL14 6PS



## Malgwen, Gardden View, Ruabon, Wrexham, LL14 6PS

### General Remarks

A traditional detached family home in a sought after residential location occupying a generous sized plot with detached single garage, workshop and summerhouse with a wrap around garden. Located on the fringe of the village of Ruabon with its range of amenities and facilities including Schools and Train Station.

### On The Ground Floor:

#### Accommodation

**Entrance Porch:** With fitted carpet, uPVC external door with frosted double-glazed side panel and transom window. Wooden framed glazed door to hallway.

**Hallway:** With traditional parquet wood block flooring, radiator, power points, ceiling light fitting, fitted cupboards and carpet to stairs.

**Reception Room:** 23' 7" x 12' 0" (7.18m x 3.66m) With parquet wood block flooring, double-glazed window, decorative coving, 2 x ceiling light fittings and 3 x wall light fittings. Gas fire point with marble effect hearth and surround, TV aerial point, power points, telephone point, SKY TV point, 2 x radiators and French doors leading to the conservatory.



**Conservatory:** 11' 2" x 9' 8" (3.41m x 2.95m) With fitted carpet, power points and French doors leading to the garden.

**Dining Room:** 17' 1" x 8' 4" (5.21m x 2.53m) With fitted carpet, 2 x double-glazed windows, radiator, power points and wall mounted electric heater.

**Kitchen:** 11' 0" x 9' 6" (3.35m x 2.89m) Fitted with a range of oak wall and base units with tiled splashback, under unit lighting and complementary worktop surface. Stainless steel 1.5 sink unit with drainer, double-glazed window, tiled flooring, integrated 4 ring Newhome Gas hob and Smeg electric oven. Integrated Ariston dishwasher, power points, ceiling light fitting, space for tall fridge freezer. Pantry with electric consumer unit.

**Cloakroom / Utility:** 5' 9" x 4' 10" (1.74m x 1.47m) With tiled flooring, frosted double-glazed window. wash hand basin with tiled splashback, low-level w/c, power points, radiator, plumbing for washing machine and wall mounted 'Worcester Bosch Greenstar 4000' combination boiler installed in 2022 (with warranty).

#### **On The First Floor:**

**Landing:** With fitted carpet, double-glazed window, ceiling light fitting, airing cupboard and loft hatch giving access to large attic which is partly boarded with ceiling light.

**Bedroom 1:** 12' 10" x 11' 6" (3.92m x 3.50m) With fitted carpet, double-glazed window, radiator, power points, ceiling light fitting, TV aerial point and fitted wardrobes with matching dressing table.

**Bedroom 2:** 11' 7" x 12' 0" (3.52m x 3.67m) With fitted carpet, double-glazed window, radiator, power points, SKY TV point, ceiling light fitting and wash hand basin set in vanity unit with tiled splashback.

**Bedroom 3:** 13' 8" x 9' 10" (4.16m x 3.00m) With fitted carpet, 2 x double-glazed window. radiator, power points, ceiling light fitting, telephone master socket and electric heater.

**Bathroom:** 9' 4" x 5' 10" (2.84m x 1.78m) Fitted with a four piece white bathroom suite comprising; low-level w/c, pedestal wash hand basin, panelled bath and shower enclosure with Mira power shower attachment. There is tiled flooring, 2 x frosted double-glazed window, fully tiled walls and heated towel rail.

**Outside:** Immaculately presented gardens that surround the property which include; Resin driveway to the front of the property with lawn garden and shrub and hedged borders. Additional lawn garden to the side. Block paved patio to the side and rear of the property, Vehicular parking (resin driveway) is best accessed from Newell Drive. Summerhouse (10'7 x 6'9) with fitted oak base units, electric strip lighting, power points and telephone point. Detached garage with pitched roof and loft storage. Power points and shelving. (16'5 x 9'11) Workshop (6'9 x 6'9) with workbench, power points and lighting.

**Services:** All mains services are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by a wall mounted 'Worcester Bosch' gas central heating boiler situated in the cloakroom/utility.

**Tenure:** Freehold. Full vacant possession available upon Completion.

**Viewing:** By prior appointment with the Agents.

**Council Tax Band:** The property is valued in Band "E".















**Directions:** Leave Wrexham on the A483 dual carriageway in the direction of Oswestry leaving at the roundabout signposted Rhosllanerchrugog, at which take the exit signposted B5605 Johnstown. Continue through the village towards Ruabon, passing Travis Perkins on the left hand side. On entering the village of Ruabon and the two lane system beginning, take the first left hand turning into Gardden View. Turn back on yourself towards the head of the cul-de-sac, whereby the property will be seen on the right hand side.



## Start your property journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

# BOWEN

PROPERTY SINCE 1862

## Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

BOWEN

SINCE 1862

1 King Street Wrexham LL11 1HF

01978 340000 | [bowen.uk.com](http://bowen.uk.com) | [wrexhamsales@bowen.uk.com](mailto:wrexhamsales@bowen.uk.com)

