

BOWEN

PROPERTY SINCE 1862



Asking Price £125,000

Gwynfa, 2 Queen Street, Ruabon,
Wrexham LL14 6PB

🏠 2 Bedrooms

🚿 2 Bathrooms

Gwynfa, 2 Queen Street, Ruabon, Wrexham LL14 6PB



General Remarks

This inter-terraced property comprises a lounge; dining kitchen with oak shaker style units incorporating a built-under electric oven and gas hob; cellar; rear utility hall with space for a washing machine; shower room. Upstairs there are two bedrooms, one with a full en-suite bathroom. The house is gas centrally heated, PVCu double glazed and there is evidence of an injection DPC. Outside there is a walled forecourt and rear yard. NO ONGOING CHAIN.



Location: The property is situated within established residential surroundings within a couple of hundred yards of the centre of the village. The historic village of Ruabon lies at the centre of a triangle formed by the towns of Oswestry, Llangollen and Wrexham, all approximately seven miles away. The nearby A483 dual carriageway accesses Chester (18 miles) and the motorway network to the north with Oswestry, Shrewsbury and the M54 to the south. Village amenities include a variety of Shops, Primary and Secondary Schools, a Health Centre, a choice of Hostelrys and a Railway Station.

Traditionally Constructed of brick-faced external walls beneath a slated roof.

On The Ground Floor:

Lounge: 12' 6" x 10' 8" (3.81m x 3.25m)
Approached through a panelled hardwood door. Radiator. Double power point. Grey laminate flooring.

Inner Lobby: with staircase leading off. Central heating thermostat.

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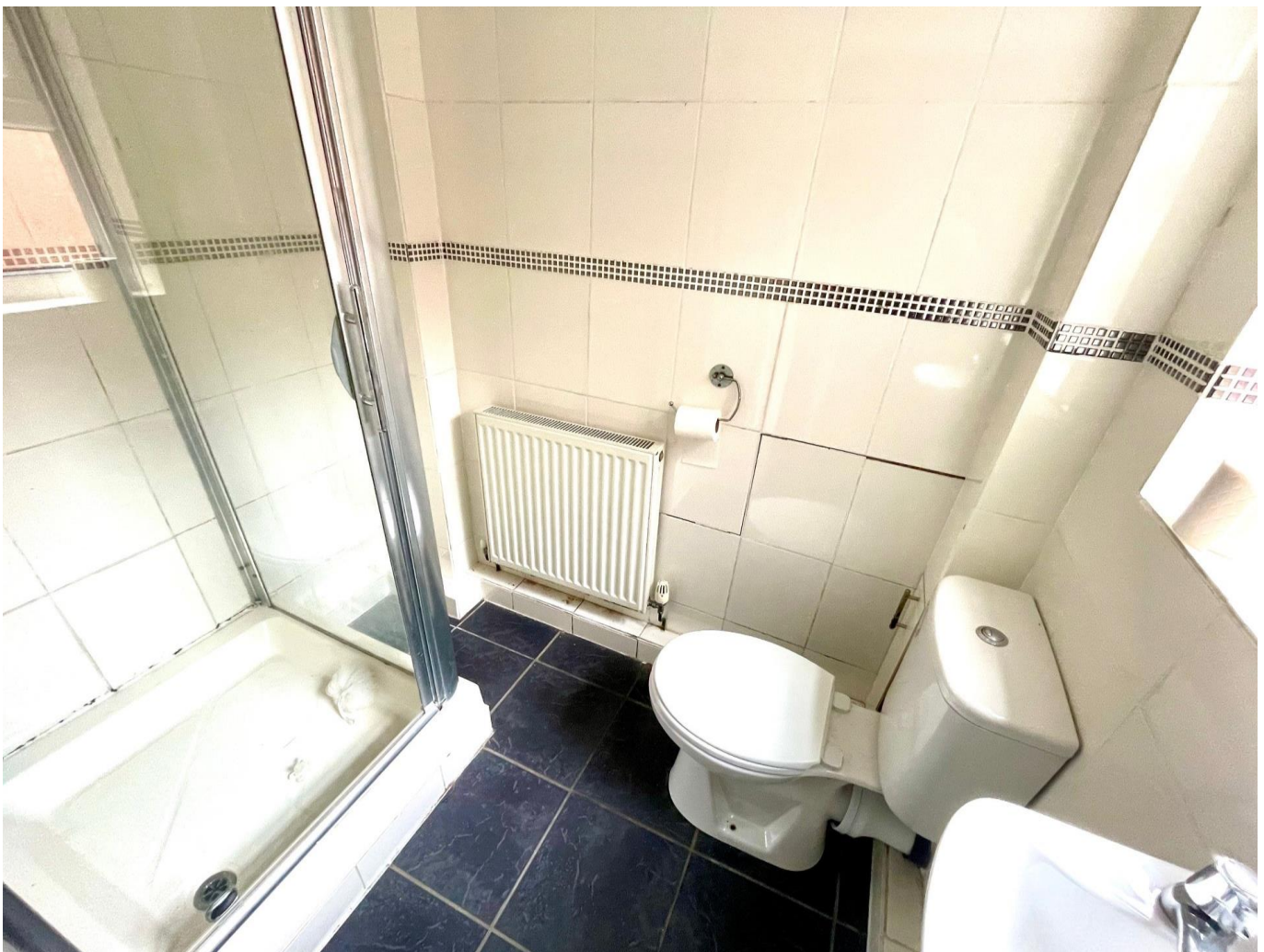
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Dining Kitchen: 12' 6" x 11' 10" (3.81m x 3.60m) Fitted oak shaker style units including a single drainer stainless steel sink unit inset into a corner range of four-doored base cabinets. Separate two-doored units with a central built-under electric oven with gas hob above. Three-doored suspended wall cabinets. Understairs access door to CELLAR. Ceramic tiled splash-back. Ceramic tiled floor. Wall mounted "Ideal" gas-fired central heating boiler with digital programmer. Four double power points. Radiator. Two steps down to:

Rear Utility Hall: 6' 4" x 3' 8" (1.93m x 1.12m) Fitted work surface with plumbing beneath for a washing machine. Double power point.

Shower Room: 6' 4" x 4' 5" (1.93m x 1.35m) Fitted three piece white suite comprising a wall mounted wash hand basin, close coupled dual flush w.c. and corner shower tray with screen enclosure and mains thermostatic shower fitting. Radiator. Extractor fan. Fully tiled.





On The First Floor:

Landing:

Bedroom 1: 12' 6" x 10' 9" (3.81m x 3.27m)
Radiator. Three double power points. Built-in wardrobe over stairs with light, hanging rail and shelving.

Bedroom 2: 12' 3" x 12' 0" (3.73m x 3.65m)
Three double power points. Radiator. Wood laminate floor. Loft access-point. Three steps down to inter-communicating Bathroom.

Bathroom: 8' 5" x 6' 5" (2.56m x 1.95m) Fitted three piece white suite comprising a twin-grip panelled bath with shower mixer tap attachment, pedestal wash hand basin and close coupled dual flush w.c. Fully tiled walls. Radiator.

Outside: Walled forecourt and flagged rear yard with pedestrian access.

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 boiler situated in the Dining Kitchen.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Note: The floor and window coverings, as fitted, are to be included at the sale price.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 71|C.

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

Directions: For satellite navigation use the post code LL14 6PB. Leave the A483 at Junction 3. Take the exit signposted B5605 Johnstown. Continue through Johnstown and onto Ruabon, about two miles. After passing beneath the railway bridge take the first right after passing the end of the Armco onto Vincent Street. At the head of the road bear left into Queen Street when "Gwynfa" will be observed towards the end of the road on the left.



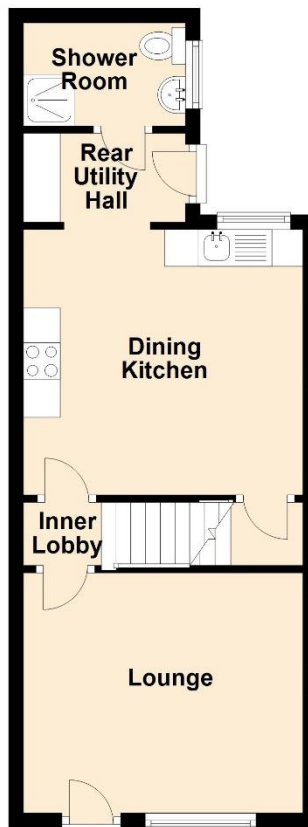
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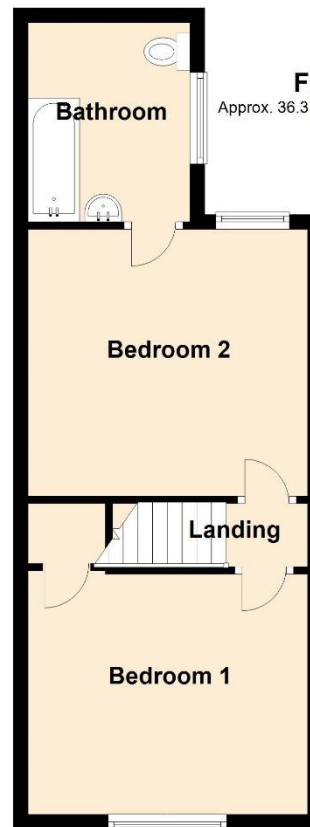
Ground Floor

Approx. 36.3 sq. metres (390.5 sq. feet)



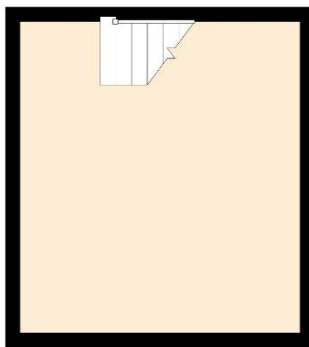
First Floor

Approx. 36.3 sq. metres (391.2 sq. feet)



Basement

Approx. 16.0 sq. metres (172.5 sq. feet)



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