

BOWEN

PROPERTY SINCE 1862



Asking Price £240,000

3 Bedrooms 1 Bathroom

Cambrian House, Church Street, Ruabon,
Wrexham LL14 6DS

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General Remarks

This charming three double bedroom semi-detached cottage still retains several character features and boasts two reception rooms together with a spacious landing, which could be used as another living room or playroom with two of the bedrooms leading directly off. The size of the back garden is another big selling point as is the magnolia tree just by the patio. Internally the property briefly comprises an entrance porch, hallway, dual aspect kitchen, utility area dining room, living room, landing, main bedroom, two further double bedrooms and a family bathroom complete with white suite. Viewing advised.



Accommodation

On The Ground Floor:

Entrance Porch: Wooden doors to the front and rear elevations. Quarry tiled floor.

Hallway: Window to the front elevation. Two storage cupboards. Understairs storage cupboard. Radiator.

Kitchen: 19' 7" x 6' 8" (5.98m x 2.02m) Windows to the rear and side elevations. Base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Integral gas hob. Integral oven. Radiator. Built-in shelving. Quarry tiled floor. Partially beamed ceiling.

Utility Area: Space for fridge freezer. Quarry tiled floor. Plumbing for washing machine. "Worcester" condensing boiler. Access to the CELLAR.

Dining Room: 15' 0" x 12' 3" (4.58m x 3.74m) Window to the front elevation. Radiator. Feature fire surround. Storage cupboard.

Living Room: 14' 0" x 11' 9" (4.27m x 3.57m) Door to the rear elevation. Two windows to the rear elevation. Radiator. Exposed brick fire surround. Built-in shelving.

On The First Floor:

Landing: 15' 10" x 12' 7" (4.83m x 3.83m) Window to the front elevation. Two radiators. Built-in storage.

Bedroom 1: 16' 4" x 12' 7" (4.98m x 3.84m) Windows to the front and rear elevations. Two radiators. Feature fire surround.

Bedroom 2: 11' 11" x 11' 1" (3.62m x 3.39m) Window to the rear elevation. Radiator. Attic hatch.

Bedroom 3: 13' 0" x 11' 11" (3.97m x 3.64m) Window to the rear elevation. Radiator. Feature fire surround.

Bathroom: 12' 3" x 5' 5" (3.74m x 1.65m) Window to the side elevation. White three piece suite comprising a panelled bath, low level w.c. and pedestal wash hand basin. Radiator. Wall tiling. Airing cupboard. Tiled floor.

Outside: Externally there is a paved Patio leading off the Living Room which provides access to the Outbuilding. Beyond the patio there is a mature magnolia tree and a lawned garden with a wide variety of established shrubs.

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

Tenure: Freehold. Vacant Possession on Completion.









Directions: Leave Wrexham on the A483 dual carriageway in the direction of Oswestry and leave at the exit signposted Ruabon. At the mini-roundabout turn left and at the junction turn left entering Ruabon village via Park Road. At the junction by The Wynnstay Arms Hotel take the right-hand turning, taking the next left-hand turning by the Church onto Church Street and the property will be observed after a short distance on the right-hand side.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - Awaited.

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

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