

BOWEN

PROPERTY SINCE 1862



Guide Price £315,000

3 Bedrooms 1 Bathroom

112 Pont Adam Crescent, Ruabon,
Wrexham LL14 6EF

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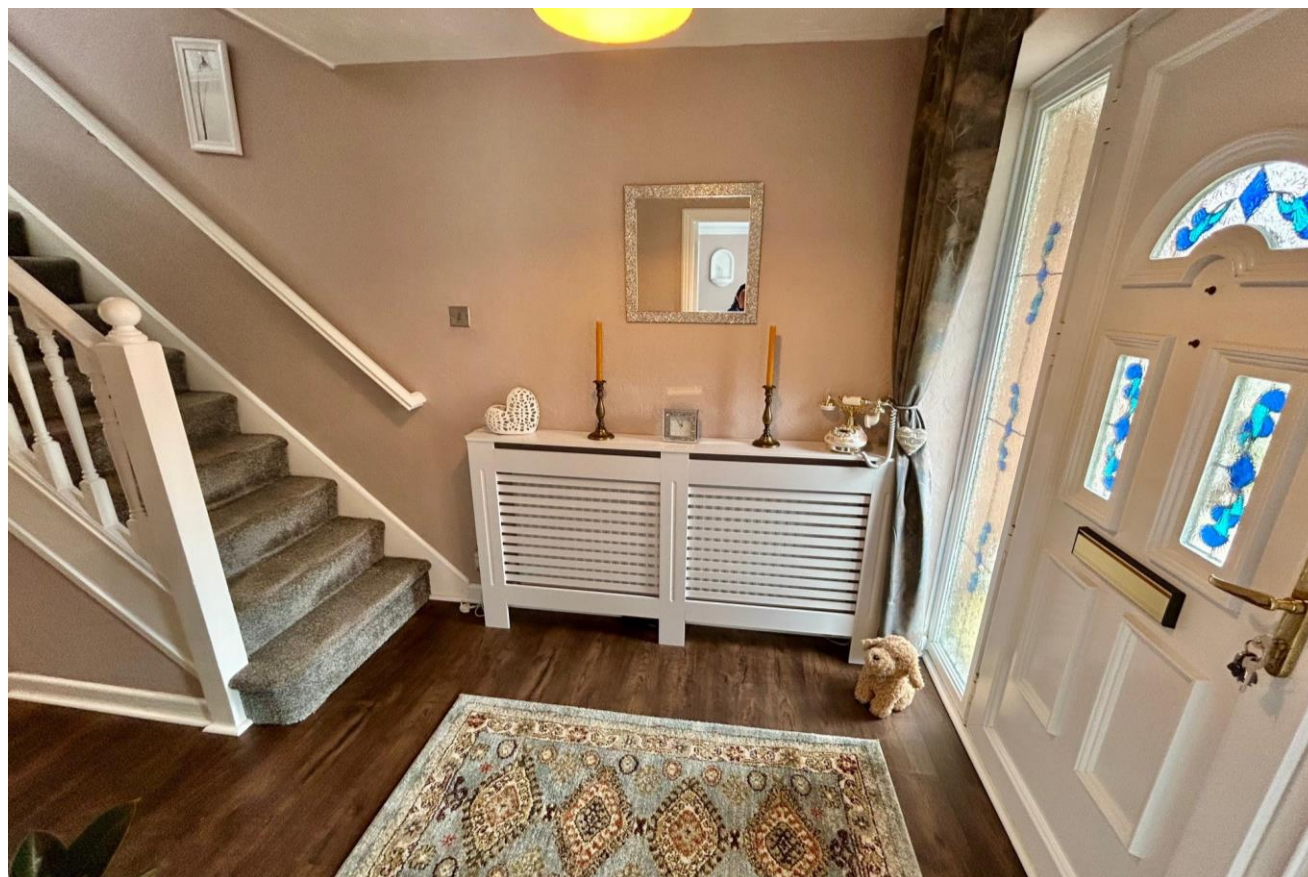
General Remarks

Occupying a position on the upper fringe of the village within immaculately well-tended and planted landscaped gardens, this detached family property is highly recommended for early viewing. There are two reception rooms and three bedrooms together with a re-fitted kitchen and utility. The property is low maintenance with PVCu external timbers and there is double glazing to all windows, including the spacious conservatory extension. Gas-fired central heating is from a modern combination boiler, whilst parking is available to a front driveway that leads to an integral garage.

Accommodation

On The Ground Floor:

Enclosed Porch: Approached through double glazed doors. Inner double glazed Georgian-style door with lead-light and stained glass reveal with matching side windows. Laminate wood-effect flooring. Radiator. Telephone point. Central heating thermostat. Door-chimes. Understairs storage cupboard. Radiator with fitted cover.



Lounge: 13' 9" x 13' 6" (4.19m x 4.11m) Granite-effect fireplace and hearth with focal point electric fire. Ceiling rose. Cornice finish to ceiling. Double glazed window. Dado rail. Radiator. Television aerial point.

Kitchen: 9' 11" x 9' 10" (3.01m x 3.00m) Fitted with a modern range of high gloss cream toned fronted units comprising stainless steel single drainer sink unit set into a range of base storage cupboards set beneath laminate timber-effect topped work surfaces. Range of matching suspended wall cupboards. Recessed space for refrigerator with twin wine-racks either side having matching suspended wall cupboards above. High gloss finish to ceiling with inset spot-lights. Tiling to work areas. Built-in electric four-ring halogen hob with electric oven and grill beneath and having stainless steel finished cooker hood over. Radiator with fitted cover. Double glazed window.

Utility Room: 10' 4" x 7' 8" (3.16m x 2.34m) Fitted with base storage cupboards including drawer pack, to match kitchen, set beneath laminate granite-effect topped work surfaces. Space with plumbing for automatic washing machine. Space for tumble dryer. Double glazed back door. Double glazed window. High gloss finish to ceiling with inset spot-lights. Matching finish to walls. Fitted wall cupboard containing wall mounted "Worcester" gas-fired combination-type central heating boiler. Space for fridge/freezer.

Dining Room: 10' 4" x 9' 11" (3.16m x 3.01m) Dado rail. Coved finish to ceiling. Ceiling rose. Radiator. Full height and full width double glazed French windows with side windows to:

Conservatory: 12' 9" x 8' 9" (3.88m x 2.66m) Constructed with double glazed windows above a brick plinth and set beneath twin-wall polycarbonate roofing. The conservatory has lead-lighted opening upper transoms and double glazed French windows to the rear garden.

On The First Floor:

Landing: 10' 9" x 7' 3" (3.27m x 2.21m) Double glazed window. Radiator. Airing cupboard containing convector radiator. Loft access-point to insulated roof space.

Bedroom 1: 13' 3" x 12' 4" (4.05m x 3.76m) Radiator. Double glazed window. Ceiling rose.

Bedroom 2: 12' 6" x 9' 4" (3.81m x 2.85m) Double glazed window. Radiator. Recess for wardrobe.

Bedroom 3: 8' 6" x 8' 3" (2.58m x 2.52m) Radiator. Double glazed window. Sliding door over-stair storage cupboard.

Bathroom: 8' 0" x 5' 5" (2.45m x 1.65m) Fitted with a three piece modern cream toned suite comprising close flush w.c., pedestal wash hand basin and twin-grip panelled bath with shower above from a Victorian-style mixer tap attachment. Range of chrome finished fittings. Full tiling to walls including border tiles. High gloss finish to ceiling with spot-lights. Extractor fan. Double glazed window. Radiator. Timber-effect tiling to floor.

Outside: The gardens to the property are a particular feature and comprise a level plot extending to approximately 530 square metres, over a tenth of an acre. The garden is not overlooked by further properties to the rear and adjoins mature trees, beyond which is the Offa's Dyke pathway. The front garden is laid with beautifully planted specimen shrubs and trees with low maintenance slate beds. There is a Parking Driveway laid with pavers leading to the Integral Garage: 4.73m x 2.60m fitted with a metal up and over door together with electric light, power and cold water tap. A pathway leads to the side where there is a secure gate.









The rear garden is a joy with slate bed area to the house leading to a large, raised timber Deck having trellised surround, to the side of which there is a Pergola Area leading to a Greenhouse and Base for further Greenhouse and timber Store Shed. There are raised planted beds beyond together with diagonal shrub planting and paved pathway leading to a raised rear section of garden with rockery and archway with further specimen shrubs. There are a wide variety of plants, affording all year round cover. The garden is an excellent feature of the property. Cold water tap.

Services: Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The broadband is connected by TalkTalk and on the 16th April 2025 was tested to having a download speed of 47 Mbps per second. The central heating is a conventional radiator system effected by a modern "Worcester" gas-fired boiler. Please note the external timbers to the property are all finished with low maintenance PVCu, whilst the house is fully double glazed, including the Conservatory.

Tenure: Freehold. Vacant Possession available upon Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - Awaited.

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

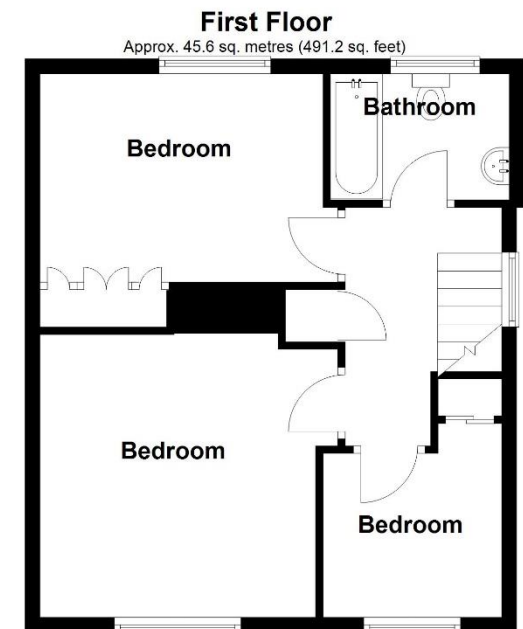
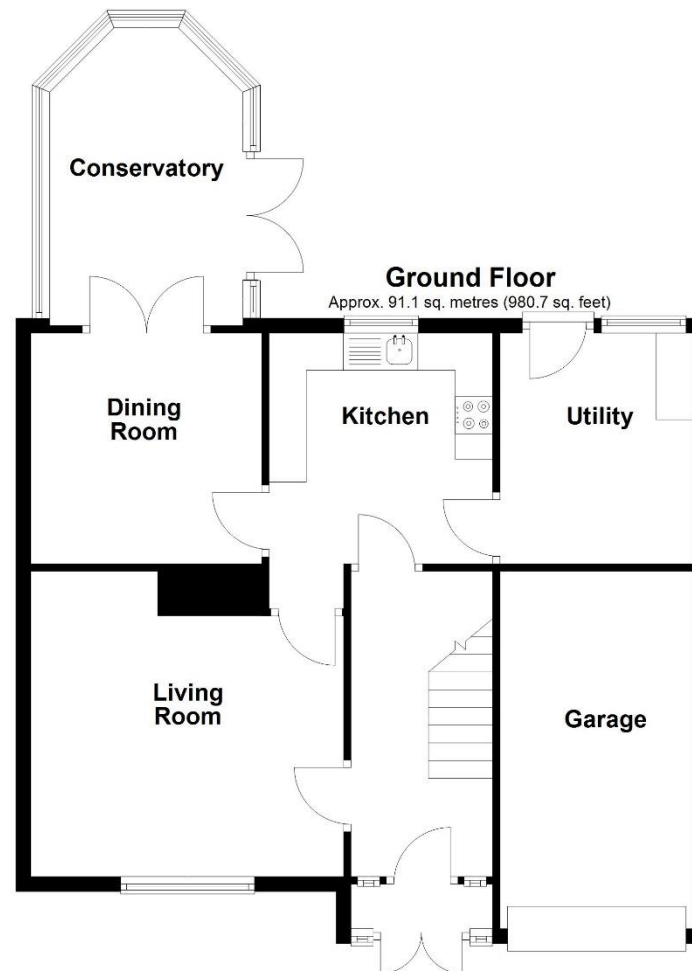
Directions: Leave Wrexham on the A483 dual carriageway in the direction of Llangollen and at the mini-roundabout turn left heading towards the junction with the Overton Road. At the junction with the Overton Road turn left again and enter Ruabon village via Park Street. At the junction turn right and immediately left thereafter into Church Street. Pass through the older part of Ruabon continuing across the railway bridge and ascending the hill across the river before ascending the other side. Turn left into the Pont Adam development. Continue until passing the Park on the left after which bear left. Follow the roadway around onto the highest road when the property will eventually be observed on the left-hand side.

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Total area: approx. 136.7 sq. metres (1471.9 sq. feet)

