

BOWEN

PROPERTY SINCE 1862



Asking Price £110,000

3 Bryntirion Terrace, Bryn Street, Ruabon,
Wrexham LL14 6PL

🛏 2 Bedrooms

🚿 1 Bathroom

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General Remarks

Offered for sale with the benefit of NO ONWARD CHAIN, this mid-terraced house is currently configured as a three bedroom property but previously was a two double bedroom home. Double glazed throughout and retaining some of the character features, the living accommodation provides potential buyers excellent scope to modernise the interior to their own personal tastes. Internally the property briefly comprises a recessed entrance porch, dining room with feature fire surround, living room, good sized kitchen, landing, main bedroom, two further bedrooms and a family bathroom.

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 and Llangollen and the city of 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 Pubs and a Railway Station.

Accommodation

On The Ground Floor:

Recessed Entrance Porch: PVCu double glazed door to the front elevation.

Dining Room: 12' 8" x 11' 4" (3.85m x 3.45m) PVCu double glazed window to the front elevation. Gas fire with feature surround.

Living Room: 11' 11" x 11' 5" (3.63m x 3.47m) PVCu double glazed window to the rear elevation. Gas fire with feature surround. Built-in storage. Understairs storage cupboard.

Kitchen: 11' 9" x 7' 7" (3.59m x 2.30m) PVCu double glazed door and window to the side elevation. Wall and base units with complementary work surfaces. Sink and drainer unit with mixer tap. Electric point for cooker. Cooker hood. Integral fridge and freezer. Plumbing for washing machine. Wall tiling. Tiled floor.

On The First Floor:

Landing:

Bedroom 1: 12' 0" x 6' 11" (3.65m x 2.11m) PVCu double glazed window to the rear elevation. Built-in wardrobes.

Bedroom 2: 11' 5" x 6' 6" (3.48m x 1.98m) PVCu double glazed window to the front elevation.

Bedroom 3: 11' 4" x 5' 11" (3.46m x 1.80m) PVCu double glazed window to the front elevation. Airing cupboard.

Bathroom: 8' 7" x 5' 5" (2.62m x 1.66m) PVCu double glazed window to the rear elevation. Three piece suite comprising a panelled bath, pedestal wash hand basin and low level w.c. Wall tiling.

Outside: Externally there is a paved Patio to the rear of the property together with a lawned section and a brick-built Garden Store at the end of garden.

Services: All mains services are connected subject to statutory regulations. There is currently no central heating system within the property but there are two gas fires in each of the reception rooms.



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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 39|E.

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

Directions: For satellite navigation purposes use the post code LL14 6PL. Leave the A483 at junction 3. Take the exit signposted the B5605 Johnstown and continue through Johnstown and into Ruabon after about two miles. After passing beneath the railway bridge, take the first right after passing the end of the Armco onto Vincent Street. Once on Vincent Street take the first right into Bryn Street and the property will be observed on the right-hand side towards the end of the road.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.