

# BOWEN

PROPERTY SINCE 1862



Guide Price £170,000

The Bungalow, Wynnstay Yard, Ruabon,  
Wrexham LL14 6DP

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🏠 2 Bedrooms

🚿 1 Bathroom



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### General Remarks

Offering super potential for refurbishment, this detached bungalow formerly comprised Offices to the Ruabon Colliery. The property is situated just outside Ruabon and occupies a plot extending to approximately 0.16 acres (about 665 square meters). All mains services are connected and the accommodation comprises a hallway to living room with kitchen and pantry off with inner hall to two double bedrooms and wet room with shower. There is an over-sized garage with parking and front garden. EPC Rating – 1|G.



### Accommodation

**Entrance Hall:** 6' 0" x 5' 9" (1.83m x 1.74m) Approached through a part-glazed door. Quarry tiled floor.

**Living Room and Dining Room:** 15' 11" x 15' 9" (4.86m x 4.81m) Woodblock flooring. Coved finish to ceiling. Double glazed window. Single glazed windows. Timber fire surround. Television aerial point. French doors to front garden.

**Kitchen:** 12' 10" x 7' 5" (3.90m x 2.25m) Fitted with laminate timber effect fronted units with base and wall cupboards set beneath laminate-topped work surfaces. Space with plumbing for automatic washing machine. Space for cooker. Radiator. Quarry tiled floor. Double glazed window.

**Utility Room/Pantry (off):** 7' 11" x 6' 10" (2.42m x 2.09m) Space for fridge freezer. Former airing cupboard.

**Inner Hallway:** Radiator. Double glazed window.

**Bedroom 1:** 12' 9" x 12' 0" (3.89m x 3.67m)

**Bedroom 2:** 16' 1" x 10' 6" (4.90m x 3.21m)

**Shower Room:** 7' 7" x 5' 9" (2.32m x 1.74m) Fitted with a two piece suite comprising a close flush w.c. and wall mounted wash hand basin. "Wet" floor shower having electric shower unit above. Extractor fan. Double glazed window.

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**Outside:** The property is approached via a right of way off a private road and turns to a Parking Area and over-sized Garage. The right of way continues in favour of the "Walker Building" next-door which comprises a Listed Monument. To the front of the property there is a pleasant level lawn with pathway leading to the front door.

**Services:** All mains services are connected subject statutory regulations.

**Tenure:** Freehold. Vacant Possession on Completion.

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

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

**Notes for Prospective Purchasers:** The current foul drainage of the property is to a de-funked septic tank. The buyer of the property will be required to install a new compliant sewage treatment system at the property. The parcel of land adjoining the property has planning permission for residential development - a single building plot. Offers may be entertained for this portion subject to separate negotiation. The parcel adjoining was granted planning permission on 3rd June 2021 under Code Number RUA P/2021/0209.





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**Directions:** Leave Wrexham on the A483 dual carriageway in the direction of Oswestry, leaving at the Ruabon junction. Follow sign-posts for Llangollen. At the mini-roundabout turn right under the flyover bridge and at the next roundabout (by the new Costa Coffee) bear left in the direction of Cefn Mawr. The private driveway to the property will be observed on the right-hand side before reaching Clwyd Caravans.

### Ground Floor

Approx. 81.3 sq. metres (875.4 sq. feet)



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.

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