

Town & Country

Estate & Letting Agents

Spinney Walk, Ruabon

£175,000



Offering easy access to Wrexham, Oswestry, and Llangollen, as well as local motorway networks and a range of nearby amenities, this two-bedroom semi-detached property forms part of a modern development. The accommodation briefly comprises an entrance hall, living room, kitchen/dining room, and first-floor landing with access to two bedrooms and a bathroom. Externally, there is a small slate-chipped front garden, a driveway running alongside the property, and timber side access to a south-westerly facing rear garden with a paved patio and established lawn. The property is available with the benefit of no onward chain.

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ENTRANCE HALL

The property is entered through a single-glazed timber panel front door, which opens to a laminate floor. There is a radiator, stairs rising to the first-floor accommodation, and a door leading to the living room.



LIVING ROOM

15'3" x 9'7"



KITCHEN/DINING ROOM

12'8" x 8'2"

FIRST FLOOR LANDING

With doors off to both bedrooms and the bathroom.



BATHROOM

8'5" x 6'0"

Comprising a fitted airing cupboard, a white panelled bath with electric shower over, a coloured low-level WC, and a pedestal wash basin. Partially tiled walls, a radiator, and a double-glazed window to the rear elevation complete the space.



BEDROOM ONE

12'6" x 9'6"

Includes a built-in wardrobe, a double-glazed window to the front elevation, and a radiator.



BEDROOM TWO

11'4" x 6'5"

With a double-glazed window to the rear elevation and a radiator.



EXTERNALLY FRONT

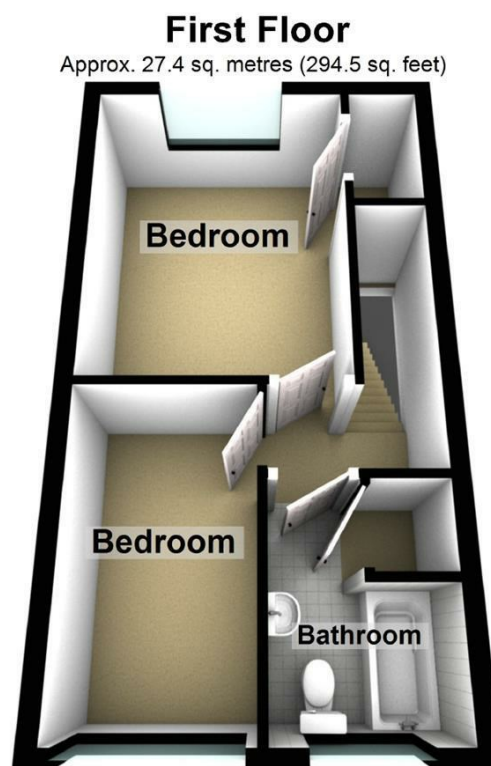
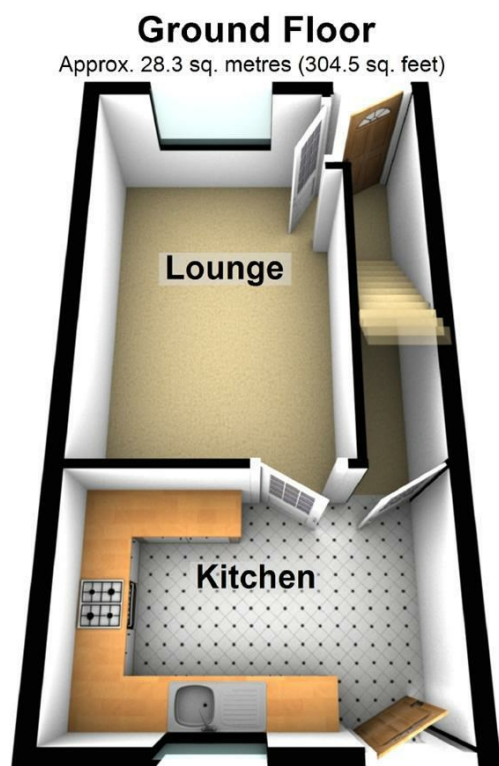
To the front of the property is a slate-chipped garden with driveway parking to the right-hand side. There is timber side access leading to the rear garden, and above the front door is a canopy with a courtesy light.



REAR GARDEN

The rear garden enjoys a sunny south-westerly orientation and features a

patio area, timber shed, outside light and tap, and a mature lawned garden with a scattering of plants, shrubs, and trees. The garden is enclosed by timber fence panels.



Total area: approx. 55.6 sq. metres (599.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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