

# Town & Country

Estate & Letting Agents

Stanley Grove, Ruabon, Wrexham

£150,000



Three-bedroom semi-detached property on a generous corner plot in a popular village, requiring modernisation and benefiting from gas central heating and partial UPVC double glazing. The accommodation includes an entrance hall, dining room, living room and kitchen, with three bedrooms, a bathroom and separate WC to the first floor. Externally, there is off-road parking and a side courtyard garden, with good access to local amenities, schools and motorway links.

\*\* NO ONWARD CHAIN \*\*

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## DESCRIPTION

Situated on a generous corner plot within this popular village, offering easy access to local shops, schools, everyday amenities, and excellent road links to nearby motorway networks. This three-bedroom semi-detached property is in need of modernisation and benefits from gas central heating and partial UPVC double glazing. The accommodation briefly comprises an entrance hall, dining room, living room, and kitchen, with three well-proportioned bedrooms, a bathroom, and separate WC to the first floor. Externally, the property offers off-road parking and a side courtyard garden.

**\*\* NO ONWARD CHAIN \*\***



## LOCATION

Ruabon is a well-connected village in Wrexham County, offering a blend of rural charm and modern convenience. It features local shops, pubs, highly regarded schools, and historic landmarks like St. Mary's Church and the Wynnstay Estate. With its own railway station and easy access to the A483, Ruabon provides excellent transport links to Wrexham, Chester, and beyond. Surrounded by beautiful countryside, it offers scenic walks, cycling routes, and nearby attractions such as the Pontcysylte Aqueduct and Chirk Castle. Combining a strong community, great amenities, and superb connectivity, Ruabon is an ideal place to call home.

## ENTRANCE HALL

The property is entered via a single-glazed timber panel front door, opening into the entrance hall. Doors lead to the dining room and living room, with stairs rising to the first-floor accommodation.



## DINING ROOM

**10'9 x 9'6**

Featuring a UPVC double-glazed window to the front elevation with a radiator beneath, a single-glazed window to the side elevation, and a ceramic tiled fireplace.



## LIVING ROOM

**16'6 x 11 (max)**

With a UPVC double-glazed window to the front elevation, a UPVC double-glazed bay window to the side elevation, a ceramic tiled fireplace, radiator, and a doorway leading into the kitchen.



## KITCHEN

**14'4 x 6'1**

Fitted with wall and base units, a stainless steel double drainer sink, quarry tiled flooring, and partially tiled walls. There is an under-stairs storage cupboard, a single-glazed window to the side elevation, and a door opening into the rear outbuilding.

## FIRST FLOOR LANDING

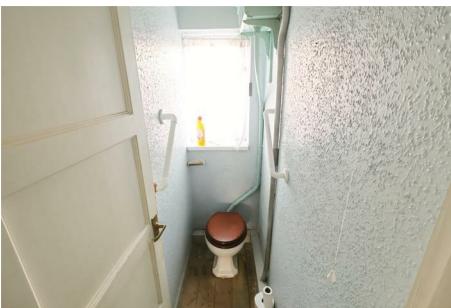
With radiator, access to the loft, and a built-in cupboard housing the Worcester gas combination boiler. Doors lead to the bathroom, separate WC, and all three bedrooms.



## BEDROOM ONE

**11'5 x 9'4 (max)**

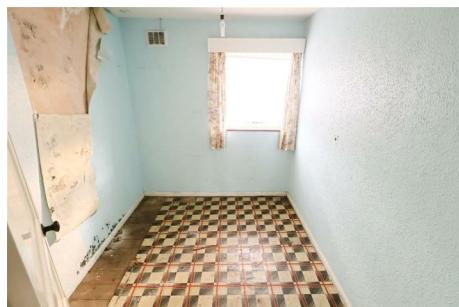
With a single-glazed and UPVC double-glazed windows to the front elevation, an additional UPVC double-glazed window to the side elevation, an over-stairs storage cupboard, and a radiator.



## BEDROOM TWO

11'2 x 10'8 (max)

Featuring a UPVC double-glazed window to the front elevation and a single-glazed window to the side elevation.



## BEDROOM THREE

8'7 x 6'8

With a UPVC double-glazed window to the side elevation.



## BATHROOM

5'7 x 4'8

Installed with a panelled bath, wash hand basin, radiator, and partially tiled walls. Two single-glazed windows overlook the side elevation.

## SEPERATE WC

5'7 x 2'2

Fitted with a high-level WC and a single-glazed window to the side elevation.

## OUTBUILDING

10 x 5'7

Providing useful storage with built-in shelving and a glazed door opening into the side courtyard.



## EXTERNALLY

The property occupies a generous corner plot with predominantly lawned and shrubbed gardens, enclosed by low hedging. Timber gates provide access to off-road parking, with potential for additional parking if required. A further timber gate leads to the side courtyard garden, which is not enclosed and includes a timber shed and an external light.

## Services

The agents have not tested any of the appliances listed in the particulars.

Freehold

Council Tax Band - C (£1949 Per Year)

## Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

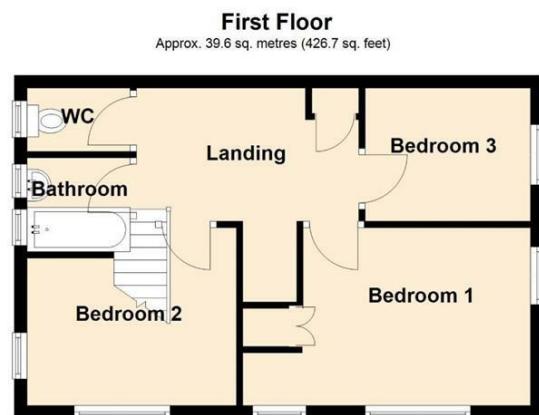
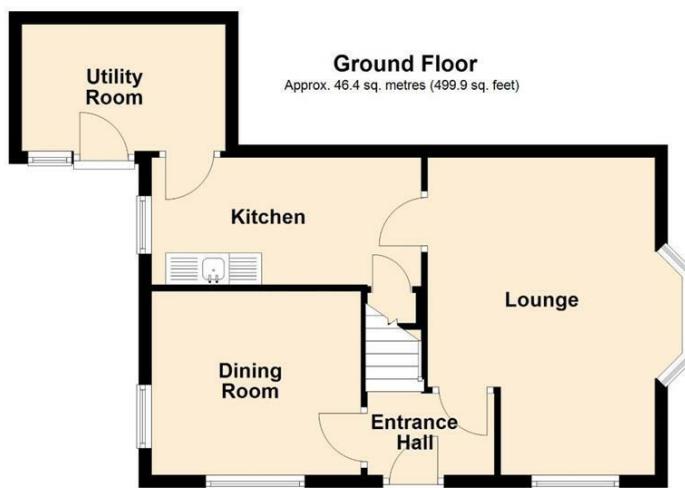
## To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

## Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	