

# Town & Country

Estate & Letting Agents

Cleveland Street, Ruabon

£145,000



Located in this popular village just a short stroll from the centre this light and space is two bedroom property is well presented and benefits from both gas central heating along with UPVC double glazing. Internally accommodation comprises an entrance hall, living room, dining room and a contemporary city kitchen and the first floor landing offers access to two double bedrooms and to a spacious four piece bathroom suite with slipper style bath and oversized corner shower enclosure.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345



## Externally Front

To the front of the property is a slate chip forecourt with low brick wall, iron railings and gate opening to a pathway leading to the front door alongside which is a courtesy light.



## Entrance hall

The property is entered through an opaque UPVC double glazed front door which opens to woodgrain effect laminate flooring, a radiator, an ornate arch with stairs of rising to the first floor accommodation and door opening to the living room.



## Living Room

12'2 x 12'1

Having a media wall with fireplace below and provision for an inset television, a window facing the rear elevation, a radiator, a doorway opening to the kitchen and glazed double doors to the dining room.



## Dining Room

11'2 x 11'2

Having a bay window facing the front elevation, a radiator, woodgrain effect laminate flooring and featuring an exposed brick fireplace with a cast iron log burner.



## Kitchen

10' x 8'5

The kitchen is fitted with a range of attractive shaker style wall, base and drawer units, complimented by stainless steel handles with woodgrain effect work surfaces housing a stainless steel

single drainer sink unit with adjustable mixer tap and tile splashback. Integrated appliances include a stainless steel oven, hob and extractor hood along with a slimline dishwasher, washing machine and fridge/freezer. A window facing the side elevation, there is a radiator and an opaque UPVC double glazed door which opens to the rear garden.

## First Floor Landing

Having a banister with spindle balustrades, a radiator, access to the loft and doors of opening to both double bedrooms enter the bathroom.



## Bedroom One

15'2 x 9'3

Having two windows facing the front elevation and a radiator.



## Bedroom Two

12'2 x 9'6

With a radiator and a window facing the rear elevation.



## Bathroom

10'5 x 8'2

A generous sized bathroom installed with a white four piece suite comprising a standalone slipper bath with Victorian style mixer tap and shower extension, a pedestal wash hand basin, a low-level WC, and oversized corner shower enclosure with thermostatic shower, the walls are partially tiled with a column style radiator with integrated chrome heated towel rail, there is an ideal logic wall mounted gas combination boiler and two opaque windows face the side elevation.



## Rear Garden

A predominantly paved rear courtyard garden with timber rear access.

## Services

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

## 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.

## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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.

