





30 Vicarage Fields, Ruabon, Wrexham, LL14 6LG
Offers In The Region Of £460,000

A well proportioned detached family home standing in large gardens and situated within this highly regarded mature development of Vicarage Fields. The property is in need of some upgrading and offers well planned accommodation which comprises; Front porch, entrance hall, lounge, living/dining room, kitchen/diner, utility and shower room. To the first floor are four bedrooms and family bathroom. There is a balcony overlooking the rear gardens, two garages and ample parking to the front. Simply must be viewed.





Floor Plan (not to scale - for identification purposes only)



SUMMARY

A rare opportunity to purchase a spacious detached family home in a most desirable residential area. The property boasts light and spacious internal accommodation ready for the new owners to put their own mark on the property. The rear gardens, which are laid mainly to lawn also have a variety of trees and plants. An extensive driveway to the front of the house offers ample parking for several vehicles along with two garages. Early viewing is most highly recommended.

LOCATION

Located on the outskirts of the village of Ruabon Vicarage Fields is a highly sought after location. The property is ideally situated for access to the A483 which links to Wrexham, Oswestry, Chester and the motorway network beyond. There is also a direct train link to London now. A range of day to day local amenities and schools can also be found in the village.

FRONT PORCH

20'1 x 3'10 (6.12m x 1.17m)

UPVC construction with front door leading from the pathway, ceiling light and radiator. Front door leading into;

ENTRANCE HALL

Spacious hallway with wood effect flooring, ceiling light, radiator and window to the front. Stairs to first floor and doors off too;

SITTING ROOM

11'9 x 11'9 (3.58m x 3.58m)

Light and airy room with uPVC window to the front, ceiling and wall lights, radiator and TV point. Opening into;

LIVING/ DINING ROOM

10'9 x 20'11 (3.28m x 6.38m)

The dining area has sliding doors opening onto the rear patio - perfect for alfresco dining. UPVC window to the side, radiator and ceiling light.

The living area has a wall mounted electric fire, ceiling light and sitting area.

LOUNGE

11'10 x 11'9 (3.61m x 3.58m)

Feature fireplace with gas fire and mantel over, uPVC window to the front overlooking the garden, ceiling light and radiator.

KITCHEN/ DINER

13'3 x 20'9 (4.04m x 6.32m)

Spacious kitchen with a range of wall and base units with work surfaces over. Inset sink with mixer tap and drainer, integral oven and grill and four ring hob with extractor hood over. There is a dining area with sliding doors opening onto the rear patio area and door into the utility. Radiator and ceiling lights.

UTILITY

6'8 x 8'4 (2.03m x 2.54m)

Fitted base units with sink and drainer below a uPVC window overlooking the garden. UPVC rear door, space for appliances, built in storage cupboard, ceiling light and radiator.

SHOWER ROOM

6'7 x 6'9 (2.01m x 2.06m)

Modern white suite comprising enclosed shower, low level WC and wash hand basin. Tiled floors and walls, ceiling light, heated towel rail and extractor fan.

FIRST FLOOR**LANDING**

Built in storage cupboard, loft hatch, ceiling light and doors off too;

BEDROOM ONE

15'4 x 11'10 (4.67m x 3.61m)

Double room with a extensive range of fitted wardrobes and drawers, built in cupboard, uPVC window to the front and side elevations, radiator and ceiling light.

BEDROOM TWO

11'10 x 11'9 (3.61m x 3.58m)

Double room with uPVC window to the front, fitted wardrobe, built in storage cupboard, radiator and ceiling light.

BEDROOM THREE

10'9 x 10 (3.28m x 3.05m)

Double room with fitted wardrobe and draws to one wall, uPVC window to the rear, ceiling light and radiator.

BEDROOM FOUR

8'3 x 10'1 (2.51m x 3.07m)

Built in storage cupboard and fitted cupboard, uPVC window to the rear overlooking the garden, ceiling light and radiator. Sliding door that leads out onto a balcony area.

BATHROOM

8'2 x 6'9 (2.49m x 2.06m)

Four piece suite comprising enclosed shower, panelled bath, low level WC and wash hand basin. UPVC window to the rear, spotlighting and radiator.

EXTERNAL**GARAGE ONE**

9'9 x 21'5 (2.97m x 6.53m)

With up and over door, power and lighting. Window and pedestrian door to the side.

GARAGE TWO

14'2 x 27'1 (4.32m x 8.26m)

With up and over door to the front, and pedestrian door to the rear. Power and lighting.

OUTBUILDINGS

There is a brick built outhouse containing the boiler, and an adjoining brick built outhouse with high flush WC - both having access from the rear patio.

GARDENS

Situated on a sizeable plot with large lawn gardens to the front with low brick wall and gate to boundary. Parking area and driveway. There is pathway and gated access to the sides.

To the rear there is a good sized garden mainly laid to lawn with patio area and variety of plants and shrubs.

Agent Note**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

The property is currently going through probate. The owners have informed us this should be granted very soon.

SERVICES

We are advised that mains electric, water, gas and drainage services are connected. We understand the Broadband

Download Speed is: Standard 17 Mbps & Ultrafast 2000 Mbps.

Mobile Service: Likely. We understand the Flood risk is: Very Low for Rivers and High risk for surface water. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is G - Wrexham. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.



Local Authority: Wrexham

Council Tax Band: G

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU
oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.