



John Street | Ruabon | Wrexham | LL14 6PA

Offers in the region of £135,000



ROSE RESIDENTIAL

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This well-presented two-bedroom mid-terrace property has been recently upgraded by the current owners, making it an ideal first-time purchase or investment opportunity. The deceptively spacious accommodation comprises two reception rooms and a kitchen to the ground floor, with two well-proportioned bedrooms and a bathroom to the first floor. Externally, the property benefits from a paved rear yard, outside WC, and a useful brick-built outbuilding.

Hallway

A part-glazed UPVC door opens into the hallway, where you'll find a doorway to the right leading into the lounge, and another providing access to the dining room. A staircase rises to the first-floor accommodation, and there is also a high level cupboard and fuse board.

Lounge

9'2" x 12'4" (2.80m x 3.76m)

A welcoming reception room with an Adams style fireplace, front facing UPVC double glazed window, radiator and laminate flooring.





Dining Room

12'4" x 11'10" (3.77m x 3.62m)

Another generously sized second reception room featuring a rear-facing UPVC double glazed window. There is a chimney breast with alcoves and exposed brick fireplace, radiator, large under stairs storage cupboard and laminate flooring.

Kitchen

5'9" x 9'10" (1.76m x 3.01m)

The kitchen is fitted with a range of wall, drawer, and base units complemented by work surfaces, and has recently undergone some upgrading by the current vendors. Beneath a side-facing UPVC double glazed window is a stainless steel sink with drainer, alongside a freestanding cooker. A side-facing UPVC part-glazed door provides access to the rear yard.

Stairs And Landing

Stairs rise from the hallway to a platform landing, where you will find doors leading to the bedrooms.

Bedroom One

12'8" x 12'4" (3.87m x 3.77m)

A generously sized double bedroom featuring a front-facing UPVC double glazed window, radiator, and newly fitted carpet.

Bedroom Two

12'5" x 11'10" (3.79m x 3.61)

A further well-proportioned bedroom capable of accommodating a double bed, featuring a rear-facing UPVC double glazed window, radiator, and newly fitted carpet. The room also benefits from a storage cupboard and a door providing access through to the bathroom.

Bathroom

A contemporary bathroom fitted with a three-piece bathroom suite comprising a pedestal wash basin, low-level WC, and a panelled bath. A UPVC double glazed window to the side, radiator and a cupboard housing the boiler initially when you walk through from the bedroom.





External

Paved yard with brick built outbuilding which benefits from plumbing for a washing machine, outside w/c, and pedestrian gate out to the rear for property access.

Disclaimer

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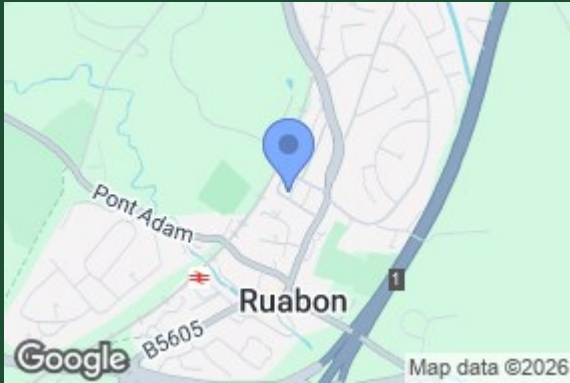
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By proceeding with any engagement with this property, you acknowledge that you have read, understood, and accepted these terms.

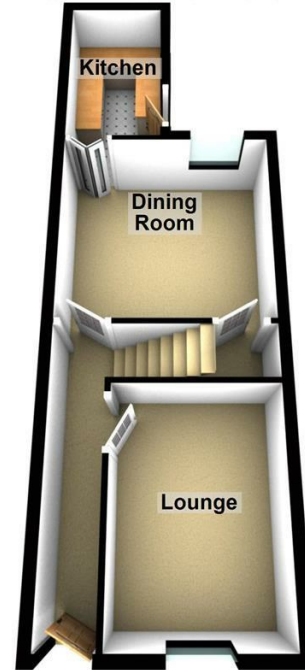
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We are required by law to carry out anti money laundering (AML) checks on all purchasers of property. Whilst we remain responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial checks are undertaken on our behalf by Lifetime Legal. Once your offer has been accepted, Lifetime Legal will contact you to complete the necessary verification. The cost of these checks is £60 (including VAT), which covers the cost of obtaining relevant data, as well as any manual checks and monitoring that may be required. This fee must be paid directly to Lifetime Legal before we can issue a memorandum of sale, and it is non-refundable.

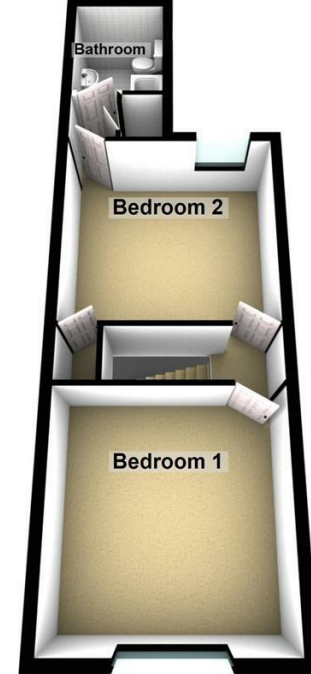




Ground Floor
Approx. 37.0 sq. metres (397.9 sq. feet)



First Floor
Approx. 34.2 sq. metres (367.9 sq. feet)



Total area: approx. 71.1 sq. metres (765.8 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 | | 65 | 74 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Wrexham

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