



30

Wrexham | | LL14 6LG

£460,000

MONOPOLY
BUY ■ SELL ■ RENT





30

Wrexham | | LLI4 6LG

Situated in the popular and highly sought-after residential area of Vicarage Fields, Ruabon, this spacious four-bedroom detached family home offers versatile accommodation, generous gardens and excellent parking. In brief, the property comprises an entrance porch, welcoming hallway, living room, open-plan kitchen/breakfast room, utility room, and three further reception areas including a sitting room, snug and dining room, together with a ground floor shower room for added convenience. To the first floor, the landing gives access to four double bedrooms, all benefiting from built-in storage, and a well-appointed four-piece family bathroom. Externally, the property enjoys generous lawned gardens to both the front and rear, complemented by established shrubs and mature trees that create an attractive setting. A spacious block-paved driveway provides off-road parking for multiple vehicles and leads to two garages, with the added benefit of an outside WC and boiler room. Vicarage Fields is ideally positioned just a short walk from the centre of Ruabon, where a wealth of local amenities can be found including shops, schools, public houses and medical facilities. There are a number of pleasant walking routes nearby, including access to the Wynnstay Estate for a small annual charge, whilst the beautiful surrounding countryside of Trevor and Llangollen is only a short drive away. The property also enjoys excellent transport links via the A483, providing convenient access to Oswestry, Wrexham and Chester, making it ideal for commuters. Ruabon train station is also close at hand, offering rail connections to Shrewsbury, Chester and beyond.

- FOUR BEDROOM DETACHED FAMILY HOME FOR SALE
- POPULAR RESIDENTIAL LOCATION OF VICARAGE FIELDS IN RUABON
- ENTRANCE PORCH AND ENTRANCE HALLWAY
- LIVING ROOM, SITTING ROOM, SNUG AND DINING ROOM
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- SEPARATE UTILITY
- GROUND FLOOR SHOWER ROOM AND FOUR PIECE FAMILY BATHROOM
- DOUBLE BEDROOMS WITH BUILT-IN STORAGE
- TWO GARAGES AND SPACIOUS DRIVEWAY
- EXTENSIVE AND WELL-MAINTAINED LAWNED GARDENS



Entrance Porch

UPVC double glazed door and windows leads to spacious entrance hallway with views across the front lawn area, carpet flooring, lighting, panelled radiator and door into entrance hallway.

Entrance Hallway

UPVC double glazed window to the front, wooden laminate flooring, two ceiling light points, panelled radiator, doors to living room, Kitchen/breakfast room, downstairs shower room and further reception rooms.

Kitchen/Breakfast Room

Spacious open plan kitchen/breakfast room housing a range of wooden wall, drawer and base units with complimentary work surface over incorporating a stainless steel sink unit with double drainer and mixer tap over. Integrated appliances to include double oven, hob and space for fridge freezer. Two panelled radiators, three ceiling lights and sliding patio doors onto the rear garden/terraced area.

Utility

UPVC double glazed window and door to the rear elevation. Space and plumbing for washing machine and tumble dryer. Stainless steel sink unit set on base units. Additional cupboard with shelving, ceiling light point and panelled radiator.

Living Room

UPVC double glazed window to the front elevation. Gas fireplace with stone surround and built in television shelf. Ceiling light point, carpet flooring and double panelled radiator.

Sitting Room

UPVC double glazed window into the front porch with carpeted flooring, ceiling light point, two wall lights, panelled radiator and arch into snug/additional sitting area.

Snug

Wall mounted electric fireplace, continuation of carpeted flooring, ceiling light point and opening into dining room.

Dining Room

UPVC double glazed window to the side and sliding doors onto the rear patio and garden. Continuation of carpeted flooring, ceiling light point, two wall lights and panelled radiator.

Downstairs Shower Room

Three piece suite comprising low-level WC, pedestal wash hand basin and corner mains shower cubical. Tiled flooring, tiled walls, heated towel rail, recessed lighting and extractor fan.

Landing Area

Carpet flooring, access to loft space, ceiling light point, cupboard with shelving, doors off to four double bedrooms and family bathroom.

Bedroom One

Two uPVC double glazed windows to the front and side elevations. Housing an extensive range of fitted wardrobes, drawers, dressing area with over the bed storage and additional built in storage cupboard. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed window to the front elevation. Housing a range of fitted wardrobes and drawers. Additional built in storage cupboard. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the rear elevation. Housing a range of fitted wardrobes and drawers. Carpet flooring, ceiling light point and panelled radiator.





Bedroom Four

UPVC double glazed window to the rear and door leading to roof terrace. Built in storage cupboards with rails, shelving and hot water cylinder. Carpet flooring, panelled radiator and ceiling light point.

Family Bathroom

Four piece family bathroom comprising low-level WC, wash hand basin set on a vanity storage unit, corner bath with seat and separate electric shower cubical. Tiled flooring, tiled walls, extractor, panelled radiator, recessed lighting and uPVC double glazed frosted window to the rear.

Outside

Set within a popular residential cul-de-sac, the property enjoys generous wraparound gardens and excellent external space. To the front, an extensive lawned garden is complemented by a block-paved driveway providing off-road parking for multiple vehicles, together with established shrubs and mature trees that enhance the property's kerb appeal. Gated access is available to both sides, leading to the rear garden and double garages, while the boundaries are formed by a mixture of walls, fencing and hedging. The rear garden is established and well maintained, featuring a generous paved patio ideal for outdoor seating and entertaining, a lawned garden, and an additional patio area tucked into the rear corner. Well-stocked borders, mature shrubs, plants and trees create an attractive and private setting. Timber doors provide access to the outside WC, boiler room and one of the garages, while practical additions include outside lighting and an external tap.

Garage

There are two separate garages with up and over doors, power and lighting in each. There is a window in-between. One of the garages has two access doors to the rear.

Boiler Room

Gas boiler which has been serviced. Quarry tiled flooring and ceiling light.

Outside WC

High level flush WC with quarry tiled flooring and lighting.

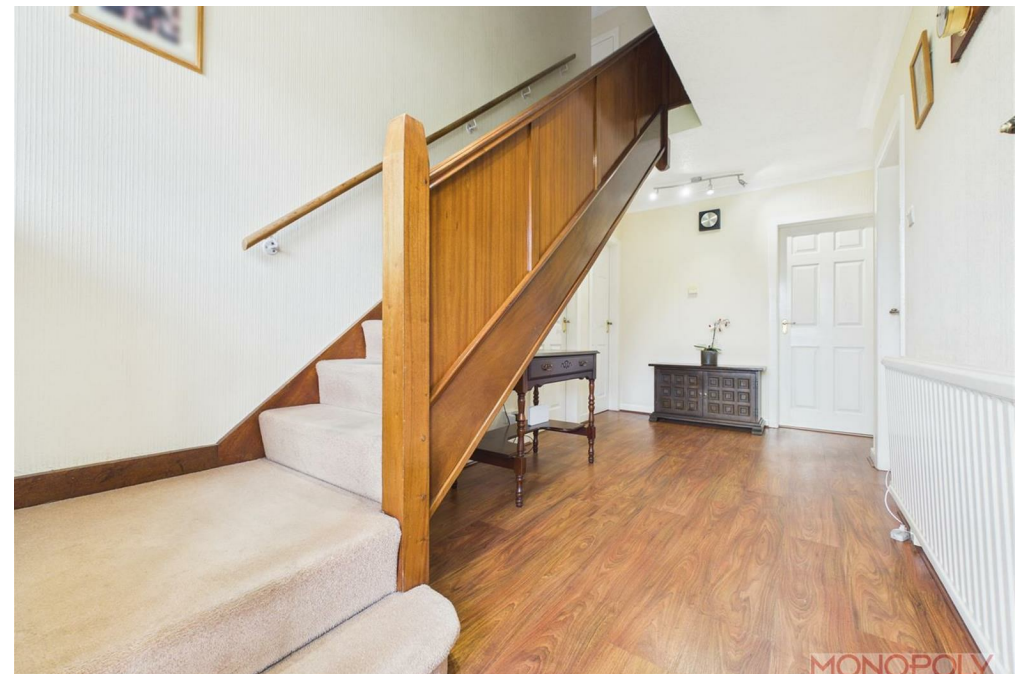
Additional Information

The home has been in the same family since 1976 has has been improved and maintained during that time, to include an extension to the rear. The boiler has been serviced along with the gas fire in the living room.

Important Information

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.







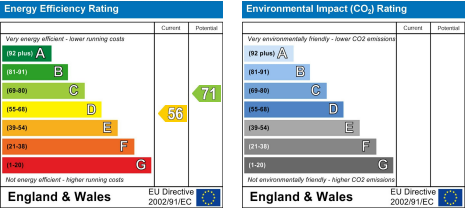


MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.













Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT

MONOPOLY
BUY ■ SELL ■ RENT