



Cil Y Coed, , Wrexham LL14 6TA

£300,000

Located in the sought-after village of Ruabon, this spacious four-bedroom detached home offers an ideal setting for families looking for generous living space in a well-connected residential area. The property features a welcoming living room alongside a kitchen/breakfast area and a dining room, creating plenty of versatile downstairs living space, complemented by a separate utility room and downstairs WC.

Upstairs, there are four well-proportioned double bedrooms, one with an en-suite and a contemporary family bathroom. Externally, the property benefits from off-road parking for two vehicles. Conveniently situated just a short distance from Wrexham, Ruabon offers excellent transport links and a range of local amenities, making this an excellent opportunity for buyers looking to modernise and personalise a spacious family home in a popular village location

- FOUR BEDROOM DETACHED FAMILY HOME
- PRINCIPAL BEDROOM WITH EN-SUITE
- REAR GARDEN
- VIEWING HIGHLY RECOMMENDED
- TWO RECEPTION ROOMS
- DRIVEWAY AND GARAGE
- POPULAR VILLAGE LOCATION
- NO CHAIN



Entrance Hall

UPVC double glazed door leads into entrance hall with stairs rising to first floor, door into downstairs WC, lounge and kitchen. Panelled radiator, ceiling light point and wood effect flooring. Under stairs storage cupboard

Downstairs WC

UPVC double glazed frosted window to the front elevation. Two piece suite comprising low-level WC and wash hand basin. Radiator and ceiling light point.

Living Room

UPVC double glazed bay window to the front elevation. Gas fire with marble back, hearth and wooden surround. Carpet flooring, panelled radiator and ceiling light point.

Kitchen

Featuring a wooden range of wall, drawer and base units with work surface over, double stainless steel sink and drainer unit with mixer tap over, integrated oven, integrated hob with extractor fan over, part-tiled walls and space for appliances, carpet flooring

Dining Room

Double doors opening to rear garden, carpet flooring

Utility

Wall and base cupboards, worktop areas, radiator, space for washer/dryer, UPVC door to rear

First Floor Landing

Doors to

Bedroom One

UPVC double glazed window to the front elevation. Built in wardrobe and dresser unit. Carpet flooring, ceiling light point, panelled radiator and door into en-suite.

Ensuite

Three piece en-suite comprising low-level WC, corner enclosed electric shower and 'Roca' wash hand basin set on a vanity unit with storage drawers. Finished with recessed LED lighting, extractor, shave point, tiled flooring, chrome heated towel rail, fitted vanity mirror, tiled walls and uPVC double glazed frosted window to the front elevation.

Bedroom Two

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

Bedroom Three

UPVC double glazed window to the front elevation. Carpet flooring, ceiling light point and panelled radiator.



Bedroom Four

UPVC double glazed window to the rear elevation. Carpet flooring, ceiling light point and panelled radiator.

Family Bathroom

Spacious three-piece suite bathroom with low-level WC, pedestal wash hand basin and 'P' shaped bath with mains shower over. Tiled walls and flooring, chrome heated towel rail, recessed LED lighting and UPVC double glazed frosted window to the rear.

Outside

Externally, the property is well presented and sits behind a driveway providing off-road parking. To the front, there is a neatly maintained lawned garden with gated access either side. Large rear garden with patio area, decorative stones and shrubs, lighting and outdoor tap

Garage

Up and over door leads into garage space with power, lighting and shelving. Housing a combi boiler

Additional Information

All new windows at the back, bathroom has been re-tiled, boiler serviced.

Important Information

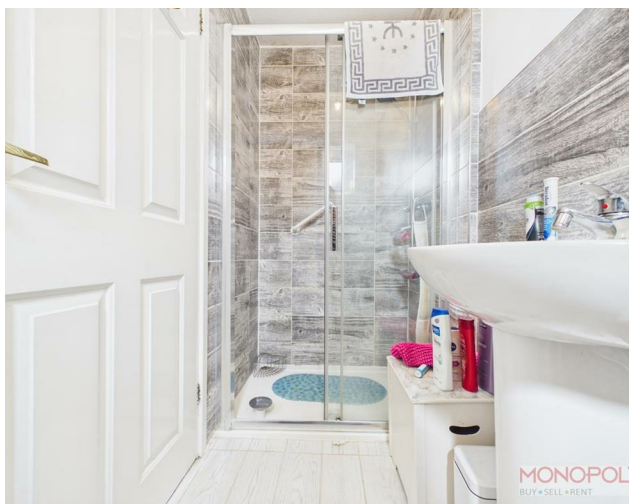
*Material Information interactive report available in video tour and brochure sections. *

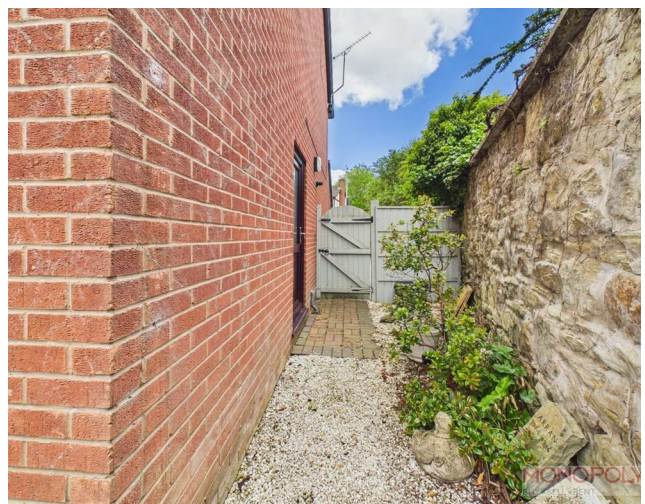
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

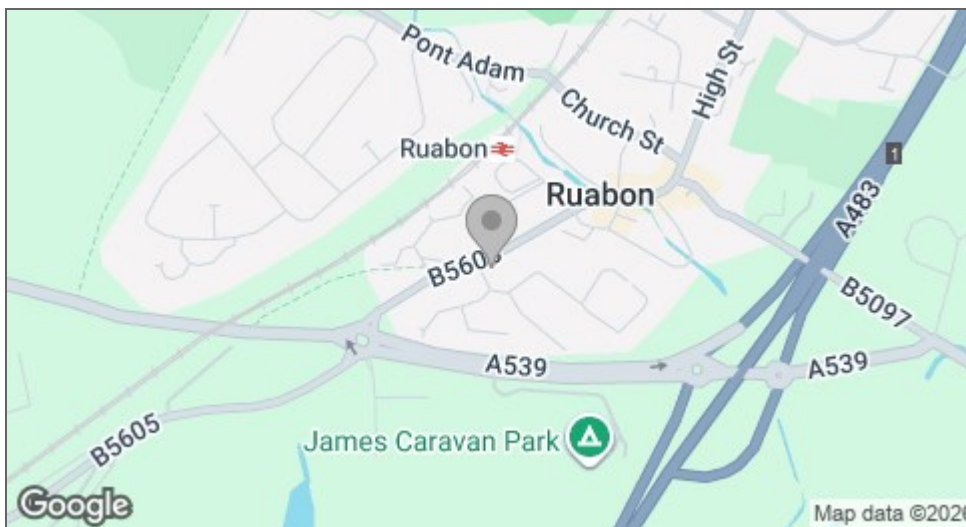












| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 76 | 61 |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
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