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Wrexham | | LL14 6BP

£195,000

MONOPOLY
BUY ■ SELL ■ RENT



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Situated in the sought-after village of Ruabon is this two double bedroom semi-detached home, offered for sale with the added benefit of no onward chain. The accommodation briefly comprises an entrance porch, a spacious living room, and a kitchen/dining room to the ground floor. To the first floor, the landing leads to two well-proportioned double bedrooms, both benefiting from built-in storage, along with a three-piece family bathroom. Externally, the property features a lawned garden to the front, a tarmacadam driveway to the side providing off-road parking and access to a detached garage, and a low-maintenance paved rear garden with raised planted borders. Blackbrook Drive is a popular residential location within Ruabon, well placed for a wide range of local amenities all within walking distance, including shops, cafés, restaurants, schools and medical facilities. Ruabon railway station is nearby, offering regular services to Chester and Shrewsbury, while the A483 provides convenient access to Wrexham city centre, Oswestry and the wider region.

- TWO BEDROOM SEMI-DETACHED HOME
- ENTRANCE PORCH
- SPACIOUS LOUNGE
- KITCHEN/DINING
- DOUBLE BEDROOMS WITH BUILT IN STORAGE
- THREE-PIECE BATHROOM
- GARDENS TO FRONT AND REAR
- DRIVEWAY
- DETACHED GARAGE
- NO-ONWARD CHAIN



Entrance Porch

UPVC double glazed door leading into the porch, carpeted flooring, panelled radiator, ceiling light point and door into the sitting room.

Living Room

UPVC double glazed window to the front elevation. Wall mounted electric fire, carpet flooring, ceiling light point, panelled radiator, door to the kitchen and stairs to the first floor.

Kitchen/Dining

Housing a range of wood style wall, drawer and base units with complimentary work-surface over. Integrated electric oven, gas hob and extractor. Space for washing machine and fridge/freezer. 1.5 composite sink and drainer with mixer tap over. Ceiling light point, vinyl flooring, panelled radiator, wall mounted boiler, door to the understairs cupboard, uPVC double glazed window to the rear and uPVC double glazed frosted door to the rear.

Landing Area

Access to loft, carpet flooring, panelled radiator, ceiling light point, doors to two double bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the rear elevation. Built in wardrobe with sliding doors, rails and shelving. Carpeted flooring, panelled radiator and ceiling light point.

Bedroom Two

UPVC double glazed window to the front elevation. Built in cupboard with shelving and radiator. Carpeted flooring, ceiling light point and panelled radiator.

Bathroom

Modern white bathroom suite comprising low-level WC, wash hand basin and panelled bath with mains shower over. Tiled flooring and walls, chrome effect ladder radiator, extractor, shave point, ceiling light point and uPVC double glazed frosted window to the side elevation.

Front garden and driveway

To the front of the house there is a lawned area with a tree and shrub border. Tarmac driveway leading alongside the house to the garage. Path to the front door.

Outside

To the rear is a low-maintenance tiered garden with paved patio, steps and wrought iron fencing leading up to a further paved patio area. There is a further decorative stone area with slate chipped raised border with established shrubberies. To the boundary is fence panels for privacy and security. Timber gate leads to driveway and there is an additional side access door into the garage. To the front there is a lawned garden with established shrubberies and a tarmacadam driveway leading to the detached garage.

Garage

Single detached garage to the rear of the property accessed via a tarmac driveway at the side of the house. Up and over door to the front and pedestrian door to the side, as well as a window. Storage in the eaves and electric sockets.

Key Facts for Buyers

For additional information on this property such as land registry plan, flood risk and broadband availability etc, please click on the web link or the virtual tour to see a sprift Key Facts for Buyers report.



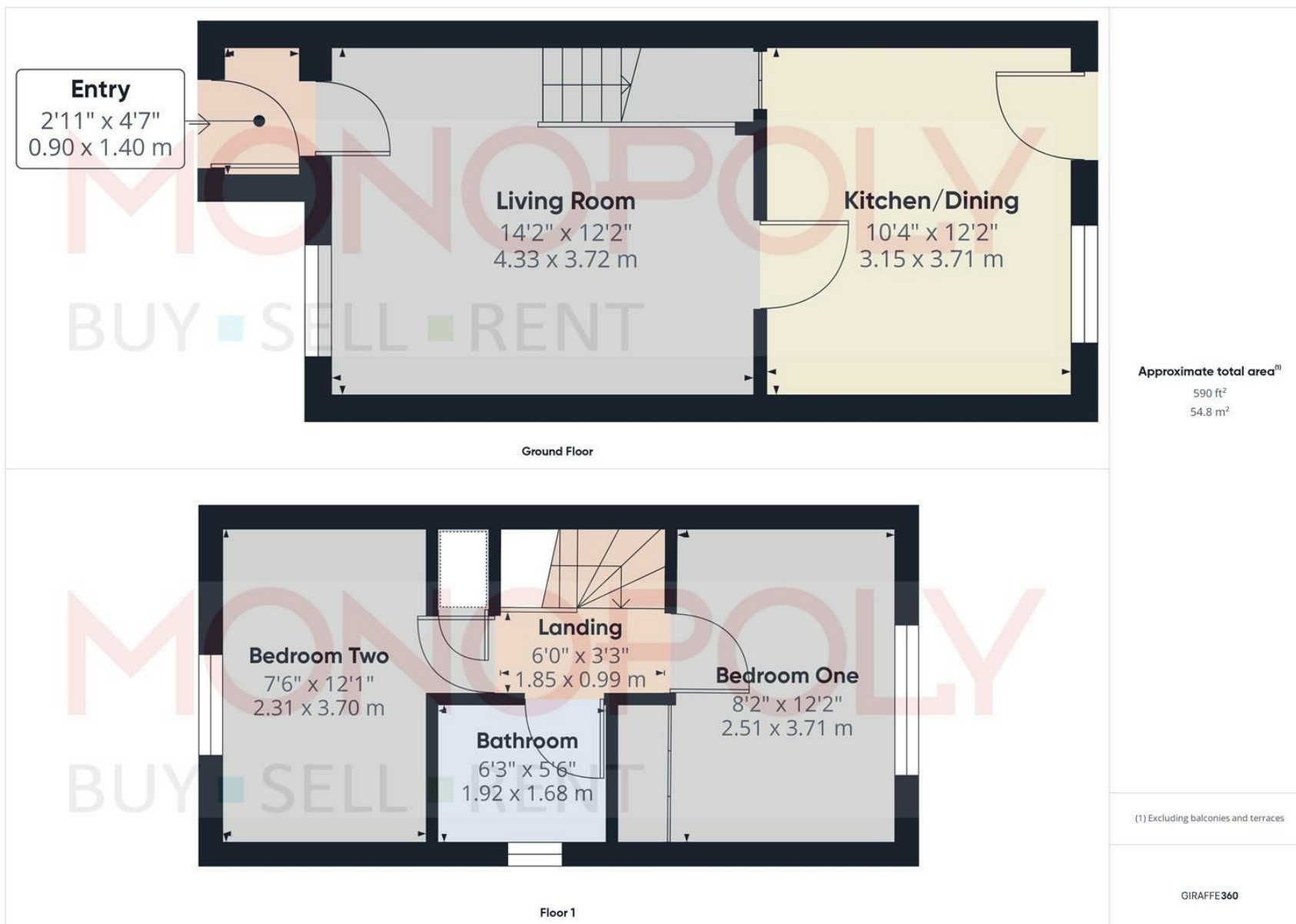


IMPORTANT INFORMATION

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.



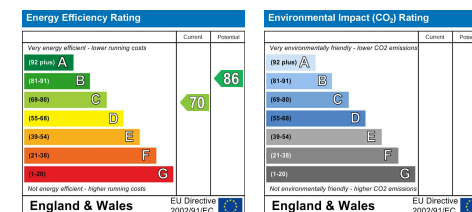


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