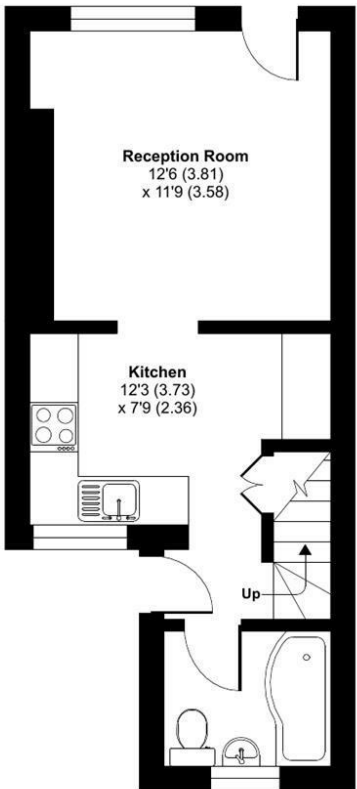


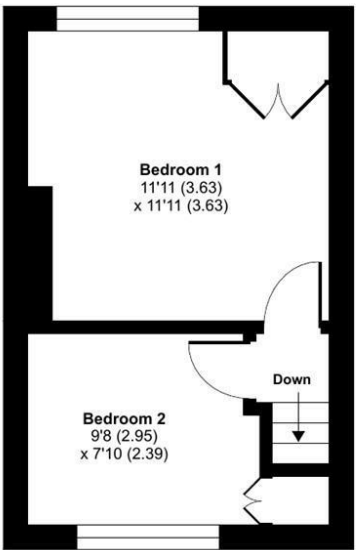
FOR SALE

4 Mount Pleasant, Ruabon, Wrexham, LL14 6DT

Approximate Area = 565 sq ft / 52.5 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

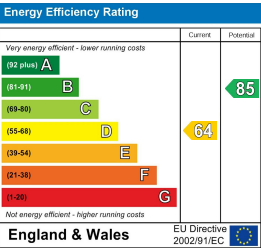


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n2chem 2026. Produced for Halls. REF: 1424478

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



FOR SALE

Offers in the region of £179,995

4 Mount Pleasant, Ruabon, Wrexham, LL14 6DT

A comprehensively modernised and particularly charming two-bedroom period cottage boasting impeccably presented living accommodation retaining a range of traditional features, alongside attractive gardens, idyllically situated in an elevated position within the popular village of Ruabon.



Wrexham (6 miles), Llangollen (6 Miles), Oswestry (10 miles)

(All distances approximate)



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- **Comprehensively Modernised**
- **Period Cottage**
- **Sympathetically Presented**
- **Charm & Character**
- **Generous South-Facing Gardens**
- **Village Centre Location**

DESCRIPTION

Halls are delighted with instructions to offer 4 Mount Pleasant in Ruabon for sale by private treaty.

4 Mount Pleasant is a characterful two-bedroom period terraced cottage which has recently been subject to a comprehensive scheme of improvement works and which now provides almost 600 sq ft of sympathetically modernised and stylishly presented living accommodation arranged across two generous floors.

The property is complemented by generous front gardens which benefit from a desirable southerly aspect and comprise areas of lawn alongside attractive paved patios areas and a partially constructed Summer House which could serve a variety of onward usages. To the rear of the cottage is a traditional courtyard ideal for morning coffee or al fresco dining.

SITUATION

4 Mount Pleasant is situated within the popular village of Ruabon and enjoys a convenient proximity to a number of day to day amenities, including Supermarket, Schools, Public Houses, Church, as well excellent transport links, including Ruabon railway station and regular bus services to surrounding towns, with the thriving county centre of Wrexham conveniently situated around 6 miles to the north and providing a comprehensive range of recreational, educational, and cultural attractions.

SCHOOLING

The property lies within a convenient distance to a number of well-regarded educational establishments, including Ysgol Rhiwabon, Rhosymedre Junior, Ysgol Acrefair, Cefn Mawr Primary School and St.Marys Primary.

THE PROPERTY

The property is accessed from the rear courtyard via the back door, where stairs rise to the first floor. To the right, the Family Bathroom is fitted with a modern suite comprising a panelled bath, with an overhead shower, low-flush WC, and hand basin. To the left, the Kitchen features a range of base and wall units with work surfaces over and double Belfast sink with a window overlooking the rear patio. An archway leads through to the Living Room, which benefits from a front door opening to the garden, a wood-burning stove set on a raised hearth with brick surround, a secondary glazed window to the front elevation, and exposed ceiling timbers.

Stairs rise from the Entrance Hall to a first floor Landing, from where access is provided into two Bedrooms, with the Master boasting an array of integrated wardrobes, exposed wooden flooring and a window onto the front elevation. Bedroom Two benefits from a good sized over stairs store cupboard and a further cupboard housing the gas combination boiler.

OUTSIDE

To the fore of the property are generously proportioned gardens which boast a desirable southerly aspect, this allowing for maximum sunlight and making them wonderful external complement to the home. The gardens, as the cottage, have been subject to significant improvement works by the current vendor and currently feature expanses of lawn joined by attractive seating areas, alongside a partially constructed Summer House which, once completed, could serve a variety of onward usages.

The rear gardens have been designed with ease of maintenance in mind, with a single door opening from the rear Hall exiting onto an attractive paved area, this rising, via steps, to a path which leads to the communal parking bays.

THE ACCOMMODATION COMPRISES

- Ground Floor -
Entrance Hall:
Kitchen 3.73m x 2.36m
Living Room: 3.81m x 3.58m
Family Bathroom:

- First Floor -
Bedroom One: 3.63m x 3.63m
Bedroom Two: 2.95m x 2.39m

W3W

///quieter.handsets.aspect

DIRECTIONS

From the A539 take the exit signposted Whitchurch/Llangollen. At the roundabout take the first exit onto the A539 and continue for approximately 0.2 miles to the next roundabout. Take the fourth exit onto the B5605 and proceed for about 0.4 miles before turning left onto Church Street/B5097. Continue for approximately 0.2 miles and turn right onto Mount Pleasant, where 4 Mount Pleasant will be found a short distance along on the left hand side, identified by a Halls 'For Sale' board.

SERVICES

We understand that the property has the benefit of the mains water, electricity, gas and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

Wrexham Borough Council, The Guildhall, Wrexham LL11 1AY.

COUNCIL TAX

The property is shown as being within council tax band 'C' on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.