



2

Ruabon | Wrexham | LL14 6DX

£350,000

MONOPOLY
BUY ■ SELL ■ RENT

MONOPOLY
BUY ■ SELL ■ RENT



2

Ruabon | Wrexham | LL14 6DX

Situated on a small residential cul de sac in the popular village of Ruabon, Wrexham, this delightful link-detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The two well-appointed reception rooms provide ample space for relaxation and entertaining, ensuring that there is room for everyone to enjoy. The heart of the home is a stunning modern kitchen. The house features two modern bathrooms, making morning routines a breeze for busy households. The thoughtful layout of the property maximises space and light, creating a warm and inviting atmosphere throughout. For those with vehicles, the property boasts parking for up to four cars, a rare find that adds to the convenience of this lovely home. The location, offers a peaceful environment while still being close to local amenities and transport links. In summary, this link-detached house is a wonderful family home that combines practicality with comfort, making it a must-see for prospective buyers.

- A FOUR BEDROOM LINK DETACHED HOUSE
- BEAUTIFULLY APPOINTED INTERNAL ACCOMODATION
- TWO RECEPTIONS ROOMS
- STUNNING MODERN KITCHEN
- MAIN BEDROOM WITH EN SUITE
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING & GARAGE
- POPULAR & CONVENIENT LOCATION
- VIEWING HIGHLY RECOMMENDED!



Location

Ruabon is one of the larger villages in Wrexham, with a population of approximately 3,000. It has a rich history which has been traced through the past 2,000 years. Sites of historical and archaeological interest still remain within walking distance of the centre of the village. The village is home to pubs, small shops and a post office on its high street. The A483, which divides the village, connects it with Wrexham Town and Chester to the North, Shropshire to the East and Oswestry, Builth Wells and Llandovery to the South. Through Ruabon Railway Station, trains connect the village to Wrexham, Chester and Holyhead to the North, Birmingham to the East and Cardiff to the South. There is also an integrated bus service from the station providing transport to local destinations such as Llangollen, the aqueduct at Froncysyllte and the surrounding areas.

Entrance Hall

Composite front door, wood effect flooring, stairs rising to first floor, doors to lounge, dining room, wc, and kitchen.

Lounge

Double aspect living room with window to front, patio doors to rear, log burner set on a slate hearth, timber lintel over, coving, wood effect flooring.

Dining Room

Wood effect flooring, windows to front and side, coving.

WC

Hand wash basin, set in vanity unit, wc, window to side, wood effect flooring, chrome towel rail.

Kitchen

A stunning modern high specification kitchen fitted

only 4 years ago featuring a range of wall and base units, complementary worktops, breakfast bar, inset composite sink drainer, mixer tap, induction hob, extractor over, oven, microwave, dishwasher, fridge/freezer, wall mounted gas combi boiler approx 1 year old, washing machine, window and external door to rear.

First Floor Landing

Carpet, doors to bedrooms and bathroom loft access window to front

Bedroom One

Double bedroom with carpet, window to front, door to en suite.

En Suite

Walk in shower enclosure, wc and hand wash basin set in vanity unit, tiled flooring, tiled splash backs, extractor, window to rear, contemporary towel radiator, spotlights.

Bedroom Two

Carpet, windows to front and side.

Bedroom Three

Carpet, window to rear.

Bedroom Four

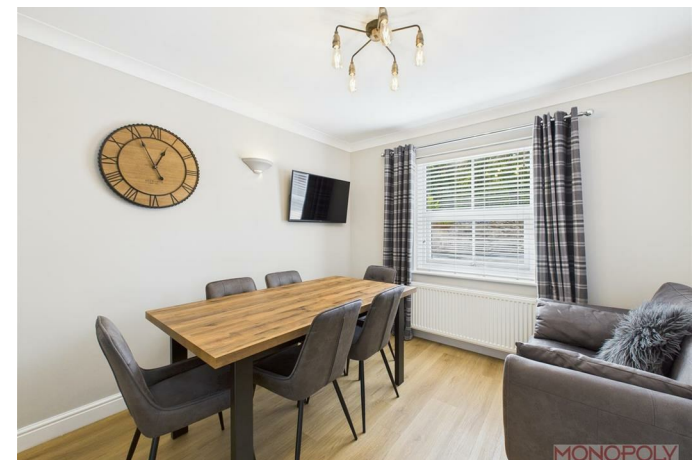
Carpet, window to rear, built in storage cupboard, ceiling fan.

Bathroom

Family bathroom with p shape bath with central taps and hand hold shower, rain fall effect shower over and shower screen, wc, hand wash basin, tiled floor, part tiled walls, spotlights, extractor, window to side.

Garage

Vehicle door to front, pedestrian door to rear, power and lighting.





Outside

Front parking area in front of garage, gravel area in total space for 3 or 4 cars. Steps down to paved path to front door.

Rear garden - Enclosed low maintenance garden with paved patio areas and golden gravel, outdoor tap, gate to access along one side of the property leading to the front.

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.

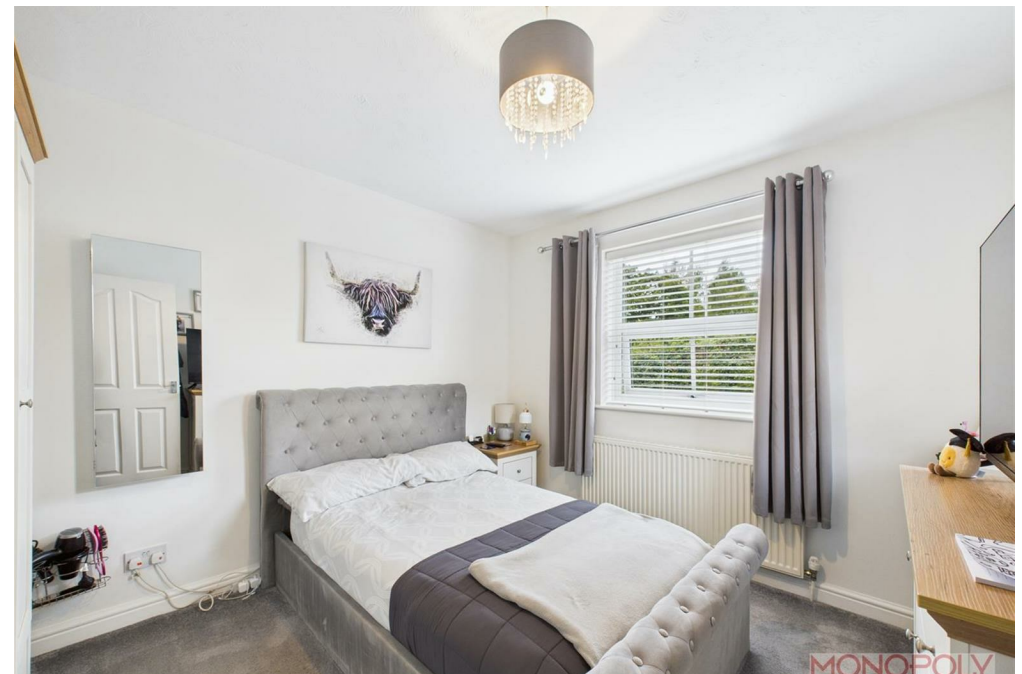
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.

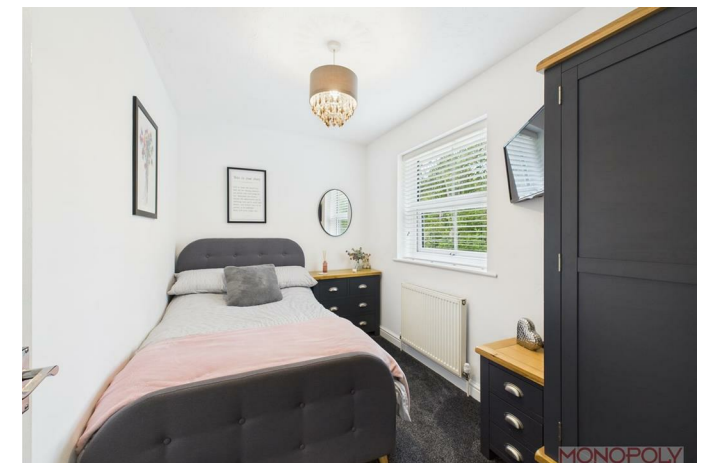
MORTGAGES

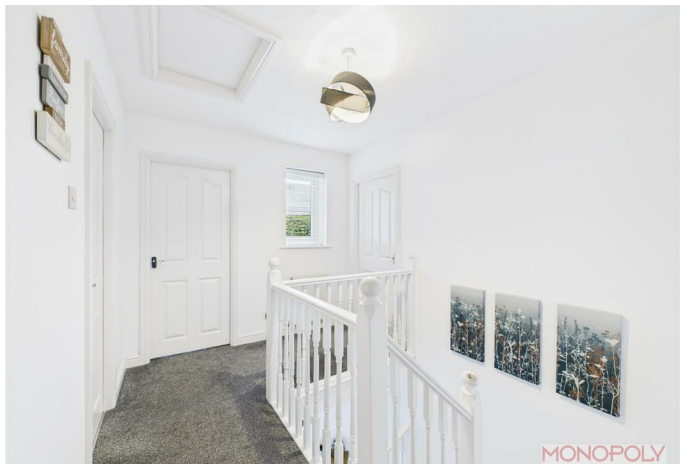
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage







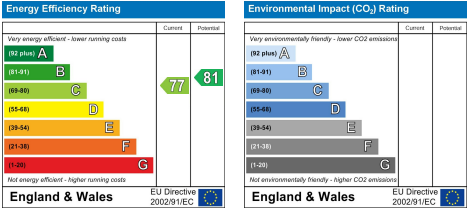


MONEY LAUNDERING REGULATIONS 2003

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