



17

Wrexham | | LL14 6AQ

£240,000

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Situated in the popular residential area of Ruabon is this immaculately presented two double bedroom semi-detached home. The accommodation briefly comprises an entrance hallway, downstairs WC, spacious kitchen/dining room, and lounge to the ground floor. To the first floor, there are two double bedrooms, including a principal with en-suite shower room, along with a family bathroom. Externally, the property benefits from a driveway with parking for two vehicles, a detached garage, and a landscaped south-facing rear garden, perfect for outdoor entertaining. Maes y Llan Court is set within the sought-after village of Ruabon, which offers a range of local amenities including shops, schools, eateries, and public houses, all within walking distance. The village has excellent transport links, with a train station providing direct access to Wrexham, Chester, and Shrewsbury, while the A483 offers convenient road connections to Chester and Oswestry.

- TWO BEDROOM SEMI-DETACHED HOME
- IMMACULATEDLY PRESENTED THROUGHOUT
- ENTRANCE HALL AND DOWNSTAIRS WC
- SPACIOUS KITCHEN/DINING AREA
- LOUNGE WITH FRENCH DOORS TO GARDEN
- TWO DOUBLE BEDROOMS
- PRINCIPAL WITH EN-SUITE
- LANDSCAPED GARDEN
- GARAGE AND DRIVE
- POPULAR VILLAGE LOCATION



Entrance Hall

Composite door leads into entrance hall with tiled floor, recessed LED lighting, panelled radiator, stairs to first floor and doors to downstairs WC, lounge and kitchen/diner.

Kitchen/Dining

Modern kitchen housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include electric oven, gas hob, extractor and fridge. Space for washing machine. 1.5 stainless steel sink unit with mixer tap over. Brick style splash-back tiling, recessed LED lighting, tiled flooring, two panelled radiators, breakfast bar, space for dining table and uPVC double glazed French doors to rear garden area with windows and blinds.

Lounge

UPVC double glazed floor to ceiling window to the front elevation and French doors to the rear garden area. Under-stairs storage cupboard housing 'Worcester' combination boiler. Wooden flooring, ceiling light point and panelled radiator.

Downstairs WC

UPVC double glazed frosted window to the front elevation. Two piece suite comprising low-level WC and wash hand basin. Tiled floor, recessed LED lighting and panelled radiator.

Landing Area

Spacious landing area with uPVC double glazed window to the rear elevation. Airing cupboard with shelving. Carpet flooring, access to loft, ceiling light point and panelled radiator.

Bedroom One

Two uPVC double glazed windows to the front and rear elevation. Two panelled radiators, carpet flooring, ceiling light point and door into en-suite.

En-suite

Three piece suite comprising low-level WC, pedestal wash hand basin and double mains walk-in shower. Finished with vinyl flooring, recessed LED lighting, extractor fan, shave point and uPVC double glazed window to the front elevation.

Bedroom Two

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

Bathroom

Three piece suite comprising low-level WC, wash hand basin and panelled bath with mains shower over. Finished with recessed LED lighting, tiled floor, panelled radiator, shave point and uPVC double glazed frosted window to the rear elevation.

Outside

To the front there is an artificial lawn area. There is a driveway to the side of the home leading to the garage and access to the rear garden. The garden is easy to maintain with paved patio areas, artificial lawn and fence panels to the boundary adding security and privacy. Additionally there are floor spot-lights, outside tap, raised sleepers with established shrubberies and a seating area. The garden is south facing and has two outdoor sockets. There is a side door providing additional access into the garage.

Garage

Detached garage with up and over door, power, lighting and additional side access door.

Additional Information

The owners have improved and maintained the home since residing there including new flooring, blinds, decorating and landscaping. The boiler is located in the cupboard under the stairs.

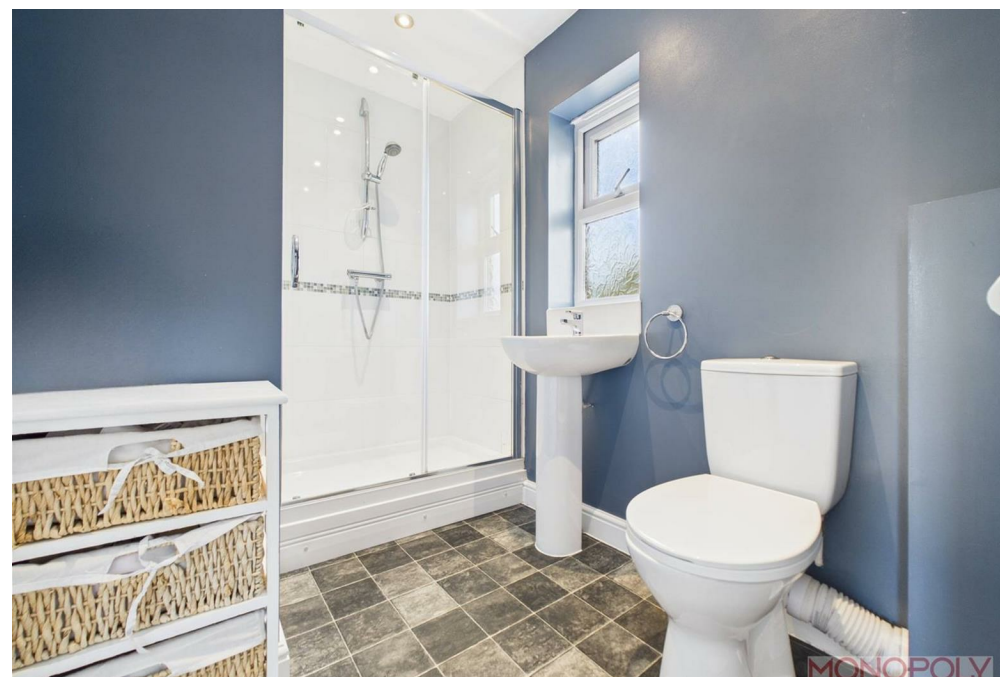




Important Information

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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Approximate total area⁽¹⁾

1029 ft²
95.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

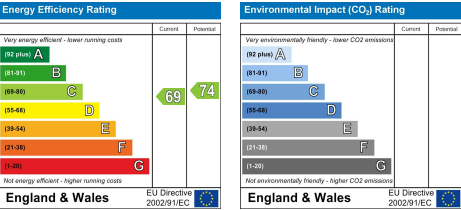
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