



5

Wrexham | Wrexham | LL14 6BW

£325,000

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# 5

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Located in the popular village of Ruabon, this spacious well presented 4 BEDROOM DETACHED property is ideal for families looking for space and convenience.

The internal accommodation comprises an ample lounge, contemporary kitchen, dining room, conservatory and downstairs W.C. Upstairs features four well proportioned bedrooms, with the principal benefitting from an en-suite. Externally the rear garden consists of a patio, raised deck area with pergola and artificial lawn. To the front is a tarmac driveway with space for two cars, which leads to a single garage, as well as a lawn.

Bedwell Close is situated within a cul-de-sac in the popular village of Ruabon. The village benefits from a range of local amenities including local shops, schools and pubs within the village Centre as well as convenient links to Wrexham, Chester and further afield.

- SPACIOUS, WELL PRESENTED FOUR BEDROOM FAMILY HOME
- DRIVEWAY AND GARAGE
- LOUNGE AND DINING ROOM
- CONTEMPORARY KITCHEN
- CONSERVATORY
- PRINCIPAL BEDROOM WITH EN-SUITE
- RECENTLY MODERNISED BATHROOM
- GARDEN WITH PATIO
- POPULAR AND CONVENIENT LOCATION
- MUST BE VIEWED TO BE APPRECIATED!



### **Entrance Hallway**

With uPVC Double glazed entrance door, timber woods effect flooring, stairs rising to the first floor, doors off to lounge, kitchen and w.c, radiator and under the stairs storage cupboard.

### **Lounge**

An ample sized lounge with electric fire, radiator, uPVC Double glazed window to the front and timber effect flooring.

### **Dining Room**

With sliding doors into the conservatory, timber effect flooring and radiator.

### **Conservatory**

A great sized conservatory with uPVC Double glazed French doors to the rear, radiator and parquet style flooring.

### **Kitchen**

A contemporary kitchen featuring a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include built-in Hot Point oven, Hot Point microwave and Espresso Centre built-in coffee maker and 5 ring induction hob with extractor fan over. 1 1/4 Stainless steel sink unit with mixer tap over. Breakfast Bar area, integral fridge/freezer. Tiled flooring, UPVC Double glazed window to the rear and uPVC Double glazed door to the rear garden. Cupboard housing the boiler.

### **Downstairs W.C**

Two piece suite featuring low-level w.c and floating hand wash basin. Heated towel rail. Tiled flooring. UPVC Double glazed frosted window to the side.

### **First Floor Landing**

With uPVC Double glazed window to the side, carpet flooring, access to the lost, storage cupboard and doors off to the bedrooms and bathroom.

### **Bedroom One**

Spacious principal bedroom with uPVC Double glazed window to the rear, built-in wardrobes and dressing table, radiator, door into en-suite and laminate flooring.

### **En-Suite**

Three piece suite comprising a low-level w.c, pedestal hand wash basin and walk in shower. Tiled flooring and walls. UPVC Double glazed window to the rear.

### **Bedroom Two**

With uPVC Double glazed window to the front, laminate wood effect flooring and radiator.

### **Bedroom Three**

With uPVC Double glazed window to the front, laminate wood effect flooring and radiator.

### **Bedroom Four**

With uPVC Double glazed window to the rear, laminate wood effect flooring and radiator.

### **Bathroom**

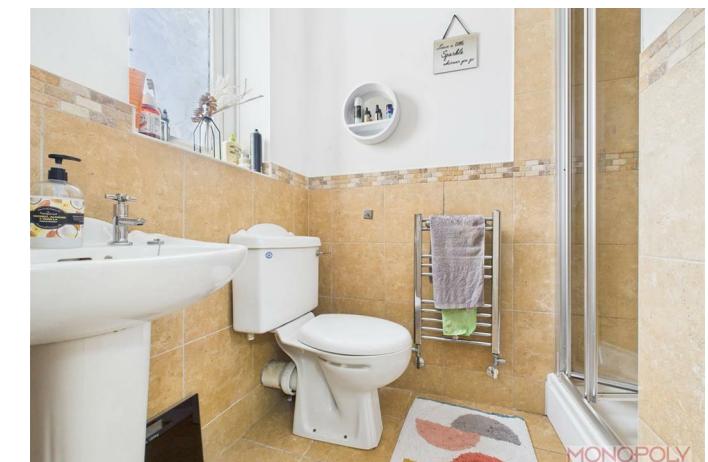
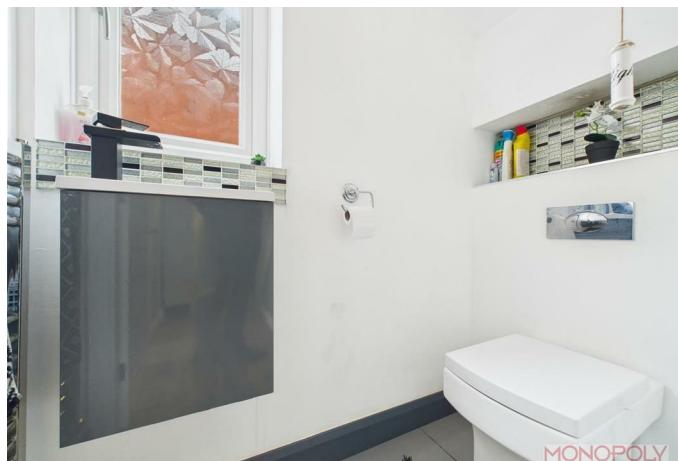
A modern, recently updated three piece suite featuring low-level w.c, floating wash hand basin, P-shaped bath with rainfall effect shower over. Extractor fan. Tiled flooring.

### **Outside**

To the rear, the property features a patio area off from the conservatory/kitchen doors, which leads up to a decked area featuring a pergola. Beyond that is an artificial lawned area with an in-ground trampoline and wooden playhouse.

To the front there is a tarmacadam driveway with ample parking for two vehicles which leads to the garage, as well as a lawn. There is rear access to both sides.





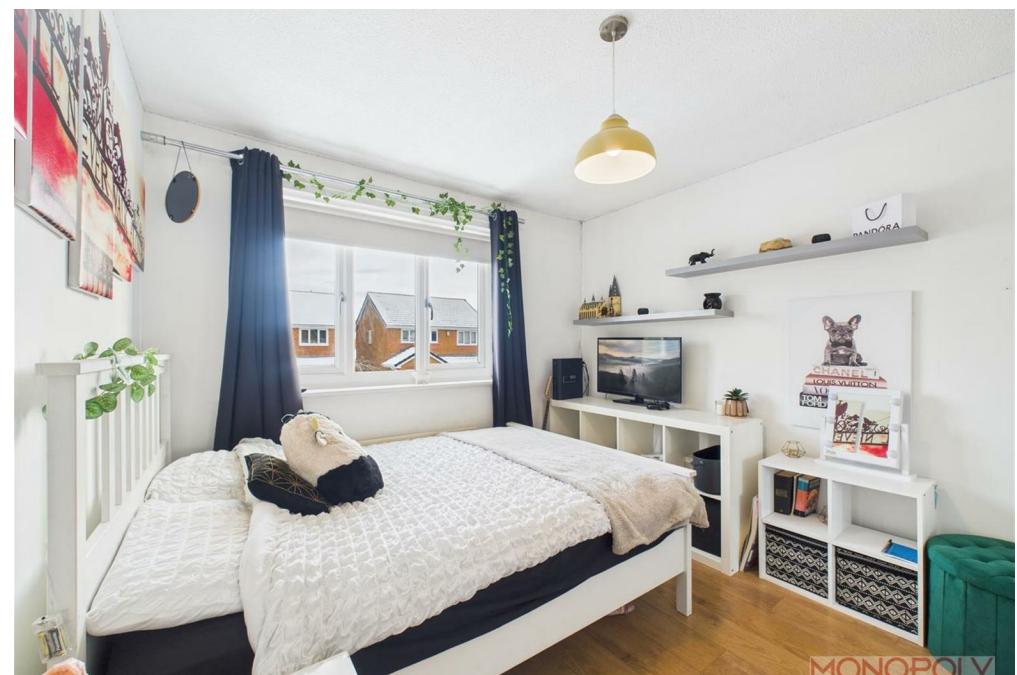
## Garage

Single garage with up and over door.

## IMPORTANT INFORMATION

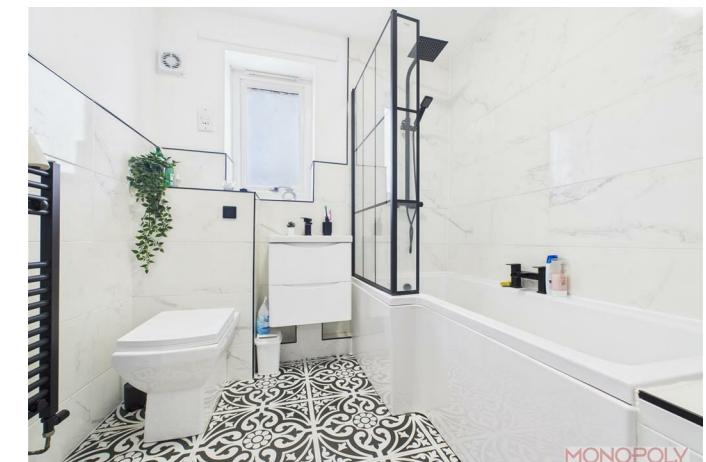
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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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Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Provision
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		





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