

**BOWEN**

PROPERTY SINCE 1862



Asking Price £210,000

🏠 2 Bedrooms 🚿 2 Bathrooms

28 Tattersall Stables, Wynnstay Hall Estate,  
Ruabon, Wrexham LL14 6LB

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### General Remarks

Located within the prestigious Wynnstay Hall Estate, this extremely well presented two double bedroom first floor apartment forms part of the Tattersall Stables and retains a range of character features. The property is neutrally decorated throughout and benefits from a spacious mezzanine room overlooking the living room. Internally the living accommodation briefly comprises an entrance hallway with a staircase leading up to the living room, mezzanine room, inner hallway, kitchen, dual aspect principal bedroom with an en-suite shower room, further double bedroom/dining room and a family bathroom complete with a white suite. This property is offered for sale with NO ONWARD CHAIN..



**Entrance Hallway:** Wooden glazed door to the side elevation. Wooden double glazed sash window to the side elevation. Radiator. Tiled floor. Recently laid staircase carpet.

## Accommodation

**Living Room:** 20' 0" x 18' 5" (6.09m x 5.61m) maximum. Wooden glazed window to the afront elevation. Wooden double glazed sash window to the rear elevation. Wooden double glazed French doors to the rear elevation. Two radiators. Wood-effect flooring. Beamed vaulted ceiling. Storage cupboard. Access to the Mezzanine Room.

**Kitchen:** 13' 1" x 7' 8" (4.00m x 2.34m) Wooden double glazed window to the rear elevation. Cream wall and base units with complementary wooden work-tops. Stainless steel sink with mixer tap. Space for range-style cooker. Cooker hood. Space for fridge freezer. Plumbing for washing machine and dishwasher. Wall tiling. Tiled floor. Beamed ceiling. Down-lighters.

**Bedroom 1:** 19' 11" x 11' 0" (6.07m x 3.36m) Wooden glazed window to the front elevation. Wooden double glazed French doors to the rear elevation. Two radiators. Wood-effect flooring. Beamed ceiling.

**En-Suite Shower Room:** White three piece suite comprising a shower cubicle, low level w.c. and pedestal wash hand basin. Wall tiling. Tiled floor. Down-lighters. Radiator.

**Bedroom 2/Dining Room:** 14' 4" x 8' 8" (4.38m x 2.63m) Wooden glazed window to the front elevation. Wood-effect flooring. Radiator.

**Bathroom:** 8' 7" x 6' 3" (2.61m x 1.91m) Wooden glazed window to the front elevation. White three piece suite comprising a panelled bath with hand shower attachment, low level w.c. and pedestal wash hand basin. Radiator. Wall tiling. Tiled floor. Down-lighters.

**Mezzanine Room:** 14' 0" x 13' 9" (4.26m x 4.20m) Two double glazed "Velux" sky-lights to the rear elevation. Radiator. Beamed ceiling. Eaves storage. Walk-in storage cupboard.

**Outside:** Externally there is a shared courtyard which has designated Seating and a range of plants and shrubs. There is an outside Storage Unit housing the gas and electric meters with lighting and power. Designated Car Parking. Access to the shared grounds of the Wynnstay Hall Estate.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Viessmann" combination gas-fired boiler situated in the Outside Storage Unit.

**Tenure:** All the residents within the development own a share of the Freehold with the management overseen by an external Management Company.









**Directions:** For satellite navigation purposes use the post code LL14 6LB. From Wrexham proceed south on the A483 until eventually taking exit 1 signposted Whitchurch and Llangollen. At the exit slip-road turn left and at the T junction turn right towards Overton. At the brow of the hill turn right between the two Gatehouses onto the tree-lined drive. Proceed until reaching the visitor car parking area to the right of the main entrance. Park here to be met by the viewing representative.

The Service Charge and Ground Rent is currently £3,224 per annum. The Buildings Insurance is payable separately and is currently £983 for the year. Vacant Possession on Completion. NO CHAIN.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating - 68|D.

**Council Tax Band:** The property is valued in Band "F".

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