



4 John Street, Wrexham, LL14 6PA

Offers In The Region Of £128,000

Nestled in the charming village of Ruabon, Wrexham, this delightful newly renovated terraced house on John Street offers an Entrance Hallway, 2 Reception rooms and a Kitchen to the ground floor and 2 double bedrooms and a bathroom to the first floor. Externally there is an enclosed private courtyard garden, with brick built Utility room and outdoor WC.

Situated in a friendly community, this property benefits from its proximity to local amenities, including shops, schools and parks, making it an excellent choice for those who appreciate a vibrant village atmosphere. The surrounding area is rich in history and natural beauty, offering plenty of opportunities for outdoor activities and exploration.

This terraced house on John Street is not just a place to live; it is a place to call home. Whether you are a first-time buyer, an investor or looking to downsize, this property presents a wonderful opportunity to enjoy life in Ruabon. Do not miss the chance to make this charming house your own.

Call Olivegrove on 01978 750234 to arrange a viewing.

Entrance Hallway



Part glazed UPVC double glazed door, Wood effect flooring, stairs rising and doors off to:

Living Room 12'3" x 9'1" (3.75 x 2.79m)



UPVC double glazed window to front elevation, Wood effect flooring, Radiator and Fireplace

Dining Room 12'4" x 11'10" (3.77 x 3.61m)



UPVC double glazed window to rear elevation, Wood effect flooring, Radiator and Fireplace.

Kitchen 9'10" x 5'8" (3.01 x 1.75m)



UPVC double glazed window and door to the side elevation, wood effect flooring. A range of base, wall and drawer cabinets with inset stainless steel sink and freestanding cooker with extractor over and marble effect splashback.

Stairs / Landing

Carpet to stairs, doors off to both bedrooms

Bedroom 1 12'4" x 12'7" (3.77 x 3.85m)



UPVC double glazed window to front elevation, carpet to floor & radiator.

Bedroom 2 12'5" x 11'6" (3.79 x 3.51m)



UPVC double glazed window to rear elevation, carpet to floor, radiator. Storage cupboard and door through to:

Bathroom 7'1" x 5'8" (2.18 x 1.73m)



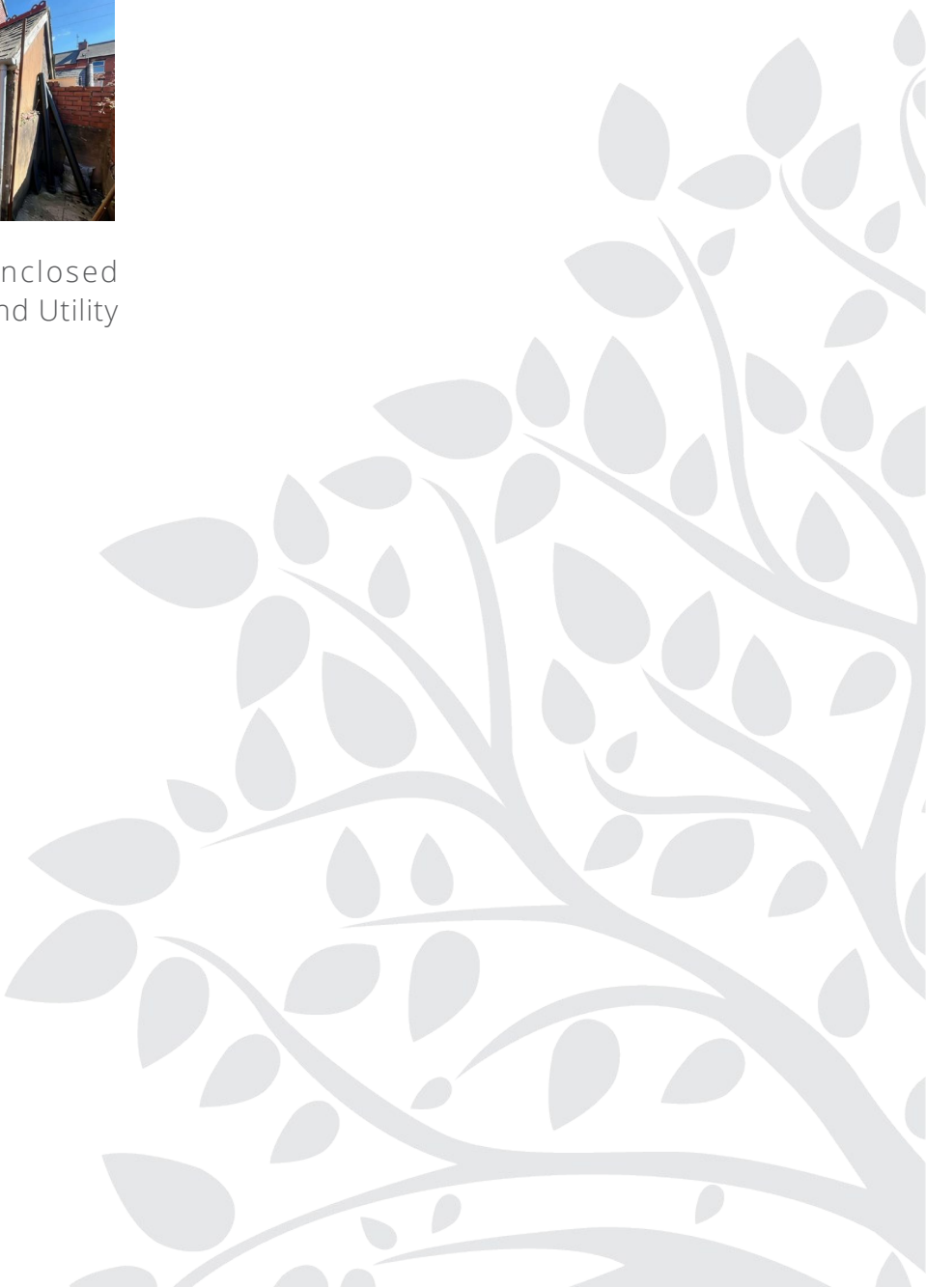
UPVC double glazed window to the side elevation, marble effect vinyl panels to part of the walls. Panelled bath with mains powered shower over, pedestal basin and close coupled W.C., heated towel rail and storage cupboard housing boiler.

Externally

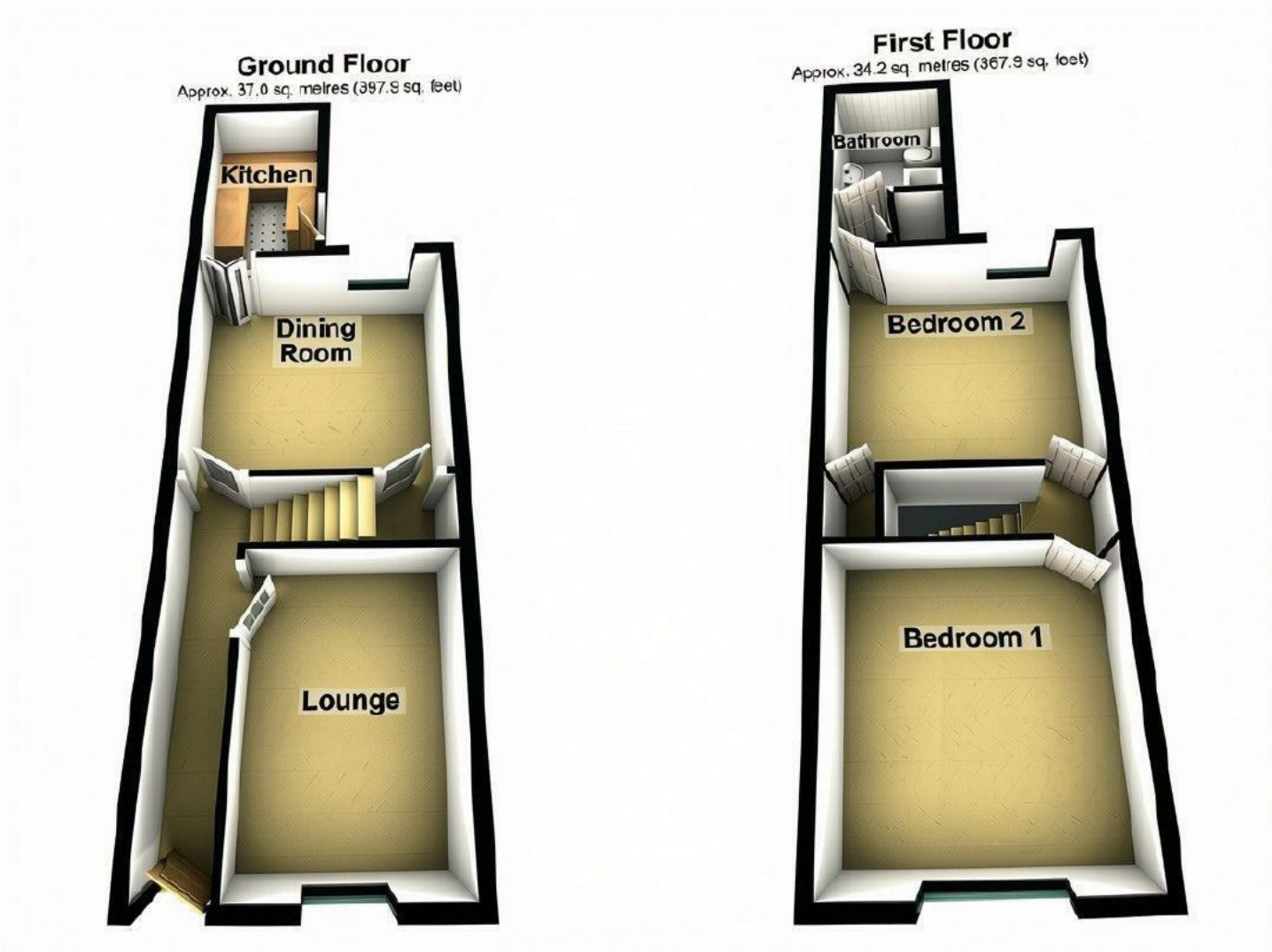
Rear



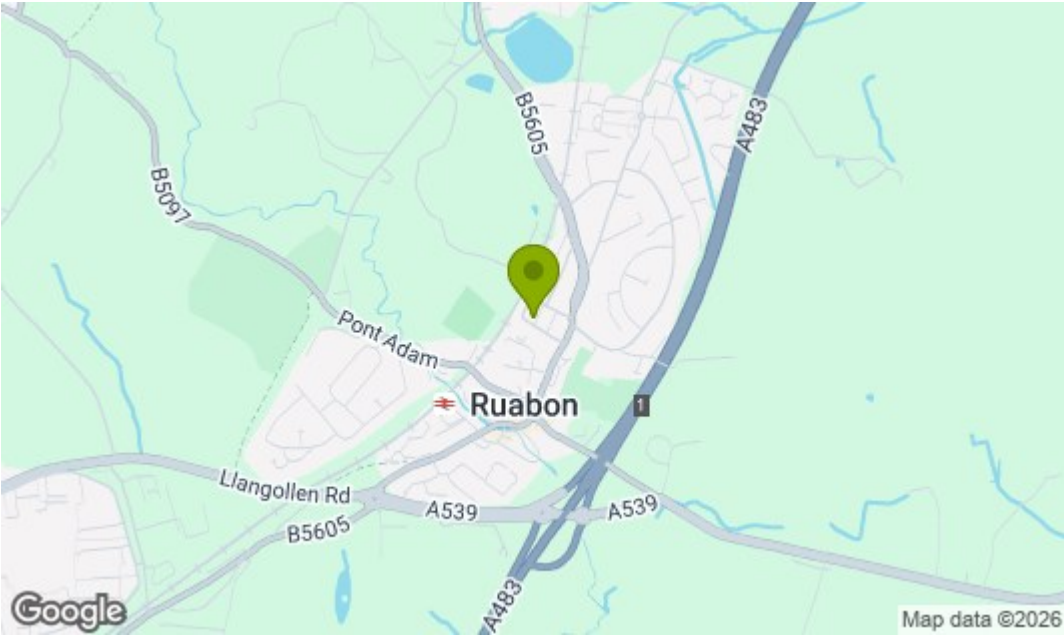
To the rear of the property is an enclosed courtyard garden with outdoor W.C. and Utility Room.



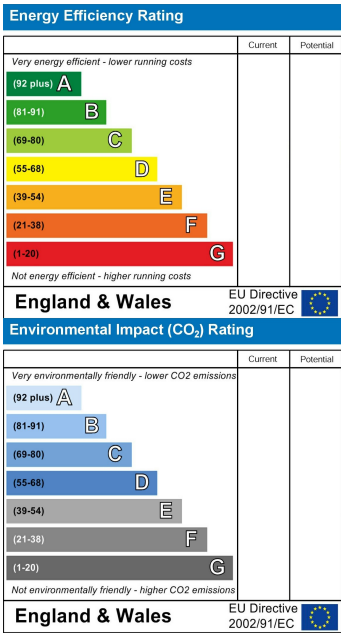
Floor Plan



Area Map



Energy Efficiency Graph



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