

# Wingetts

More than just estate agents



## 4 James Estate, Ruabon, LL14 6DW

**Price £179,000**

A superb opportunity to purchase a new single storey 2 bedroom ( 1 en-suite ) detached park home with private drive, garage/store, gas fired central heating, Upvc double glazing and all the features of modern day comforts, located within this small new development of just 12 properties on the fringe of the village of Ruabon with its wealth of amenities and excellent road links. Exclusively for the over 50's, this beautifully presented and pet friendly home briefly comprises a Upvc double glazed entrance door opening to the hall area with store cupboard, well proportioned light and bright lounge with French doors opening onto the enclosed veranda, dining area and an open aspect to the impressive shaker style fitted kitchen with integrated appliances. The inner hall connects the 2 double bedrooms and the bathroom. The principal bedroom suite features a walk in wardrobe and en-suite shower room. The bathroom includes a bath with shower over. To the outside, a block paved drive provides parking for 2 cars, useful store/garage with lighting and power, easily maintained gardens with porcelain paved paths and artificial grass. No Chain. 12 MONTHS FREE SERVICE CHARGE/GROUND RENT.

## LOCATION

Located on the fringe of the popular and sought after Village of Ruabon which offers an excellent range of day to day shopping facilities and social amenities including Doctors, Dentist, Pubs, The Wynnstay Hotel and historic St Marys Church. There is a regular public transport service into the busy tourist town of Llangollen and Wrexham as well as a popular train station for those needing to commute to Wrexham and the surrounding areas. The A483 by-pass which links Wrexham, Chester and Oswestry is only a short distance away therefore providing good access to the major commercial and industrial centres of the region. The village has the benefit of picturesque countryside walks, and the delightful views of the Dee Valley, an area of outstanding natural beauty.

## DIRECTIONS

Proceed from Wrexham along the A483 by pass taking the exit signposted Llangollen. Take the 3rd exit off the roundabout and straight across the next roundabout. After approximately 100 yards, the entrance will be observed on the left. Continue to the security barrier.

## ACCOMMODATION

Upvc part glazed door opening to:

### ENTRANCE AREA

With ribbed fitted carpet, built-in seat with storage space below and white panelled cottage style door opening to storage cupboard fitted with the Valiant gas combination boiler and hanging rail.

### OPEN PLAN LIVING ACCOMMODATION

With designated areas to include:

#### LOUNGE 18'8" x 10'2" (5.7m x 3.1m)

A light and airy living area with raised ceiling, upvc double glazed windows to front and side, two radiators, upvc double glazed French doors leading to a walk-on enclosed balcony, electric fire, high level electric sockets and television aerial point for wall mounted t.v and newly fitted carpet.

#### DINING AREA 9'2" x 6'2" (2.8m x 1.9m)

An entertaining space to accommodate a family sized dining room table, new fitted carpet and open access to:

#### KITCHEN 9'2" plus recess x 8'10" (2.8m plus recess x 2.7m)

Beautifully appointed with a modern shaker style range of base and wall cupboards complimented by wood effect work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, four ring gas hob with oven/grill below, stainless steel splashback and extractor hood above, integrated fridge freezer, integrated dishwasher, integrated washing machine, radiator, wood style vinyl flooring and upvc part glazed external door.

## INNER HALLWAY

With inset ceiling spotlights and white cottage style doors leading to:

## PRINCIPAL BEDROOM SUITE

### BEDROOM 10'2" x 9'2" (3.1m x 2.8m)

Upvc double glazed window, radiator, high level electrical sockets for wall mounted t.v and newly fitted carpet.

### WALK-IN WARDROBE

With hanging rail, shelf and radiator.

## EN-SUITE

Appointed to a good specification with rectangular wash basin with mixer tap set within a white gloss fronted vanity unit with mirror above, low flush w.c, walk-in shower enclosure with mains thermostatic shower and Drench style shower head, radiator, upvc double glazed window, shaver socket and extractor fan.

### BEDROOM TWO 9'2" x 8'10" (2.8m x 2.7m)

A double bedroom with upvc double glazed window, radiator, built-in wardrobe, high level socket for wall mounted t.v and newly fitted carpet.

## BATHROOM

Appointed with a white suite of low flush w.c, rectangular wash basin with mixer tap set within vanity cupboard, twin grip panelled bath with mixer tap, shower above and splash screen, upvc double glazed window, wall mounted mirror, radiator and extractor fan.

## OUTSIDE

This small development is approached through a secure key code entry barrier and driveway which leads into the development with turning circle and a private block paved driveway with parking for two cars, detached store/garage (4.5m x 2.3m) with metal up and over door, side personal door, upvc double glazed window, cold water tap, lighting and power sockets. A Porcelain paved path leads alongside the property together with artificial grass to front and rear, privacy fencing, external chrome lighting and a composite decked veranda with balustrade.

## PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.





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29 Holt Street, Wrexham, LL13 8DH  
Tel: 01978 353553 Email: [sales@wingetts.co.uk](mailto:sales@wingetts.co.uk) [www.wingetts.co.uk](http://www.wingetts.co.uk)