



24

Wrexham | | LL14 6AR

£190,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

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Situated within a cul-de-sac location in the popular village of Ruabon is this three bedroom semi-detached home, offered for sale with the added benefit of no onward chain. Recently redecorated throughout with new carpets, the property provides well-presented and ready-to-move-into accommodation, whilst still offering scope for a purchaser to make it their own. In brief, the property comprises an entrance hallway, spacious living room, kitchen/dining room, rear porch and a downstairs WC, providing practical and versatile ground floor living space. To the first floor, the landing leads to three bedrooms and a family bathroom. Externally, to the front there is a decorative stone driveway providing off-road parking. The rear garden is a particular feature of the home, being notably generous in size and fully enclosed with fencing to the boundaries, offering excellent potential for landscaping or extension (subject to the relevant consents). Wynn Avenue is ideally located within Ruabon, a well-established village offering a wealth of amenities all within walking distance, including shops, schools, eateries and medical centres. The area also benefits from excellent transport links, with Ruabon train station nearby and easy access to the A483, providing convenient routes to Wrexham, Chester, Oswestry and further afield, making it ideal for commuters.

- THREE BEDROOM SEMI-DETACHED HOM
- GENEROUS SIZED LAWNED REAR GARDEN
- RECENTLY DECORATED THROUGHOUT WITH NEW FLOORING
- ENTRANCE HALLWAY AND REAR PORCH
- SPACIOUS LIVING ROOM
- KITCHEN/DINING ROOM
- FAMILY BATHROOM AND DOWNSTAIRS WC
- DRIVEWAY TO THE FRONT
- CUL-DE-SAC LOCATION
- SOUGHT AFTER VILLAGE OF RUABON



Entrance Hallway

Composite door leads into entrance hallway with wooden laminate flooring, radiator, ceiling light point and newly carpeted stairs to first floor.

Living Room

Two uPVC double glazed windows to the front and rear elevation. Wooden laminate flooring, ceiling light point, two radiators and door into kitchen/dining area.

Kitchen/Dining Area

Housing a range of wall, drawer and base units with complimentary work surface over. Stainless steel sink unit with mixer tap over. Integrated electric oven, gas hob and extractor. Space for fridge-freezer, dining table and plumbing for washing machine. Access to under-stairs storage cupboard, tiled flooring, recessed LED lighting, radiator, wall mounted combination boiler, door to rear porch, two uPVC double glazed windows to the front and uPVC double glazed window over looking the garden.

Rear Porch

Tiled flooring, ceiling light, door to downstairs WC and uPVC double glazed window to garden area.

Downstairs WC

Two piece suite comprising low-level WC and wash hand basin. Tiled floor, ceiling light and uPVC double glazed frosted window to rear.

Landing Area

UPVC double glazed window to the rear, access to loft, carpet flooring, radiator, two ceiling light points, doors to three bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the front, carpet flooring, ceiling light point and panelled radiator. Built in storage cupboard.

Bedroom Two

UPVC double glazed window to the front. Carpet flooring, ceiling light point and radiator.

Bedroom Three

UPVC double glazed window to the rear. Carpet flooring, ceiling light point and radiator.

Bathroom

Three piece suite comprising low-level WC, wash hand pedestal, and panelled bath with shower over. Tiled floor, extractor, recessed LED lighting, shave point, radiator and uPVC double glazed frosted window to rear.

Outside

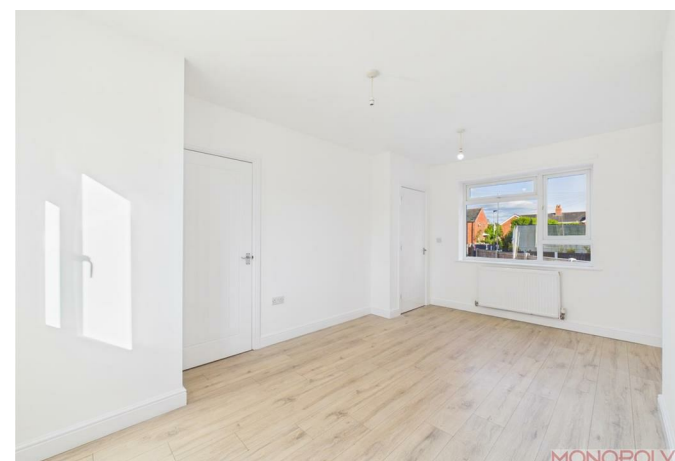
To the front there is a decorative stone driveway with space for two-three vehicles. There is a timber gate on the side providing access to an extremely generous lawned garden area. with fencing to the boundary along with established shrubberies.

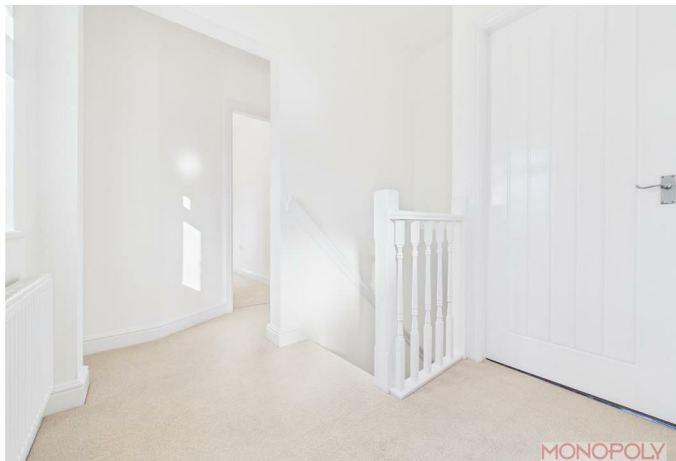
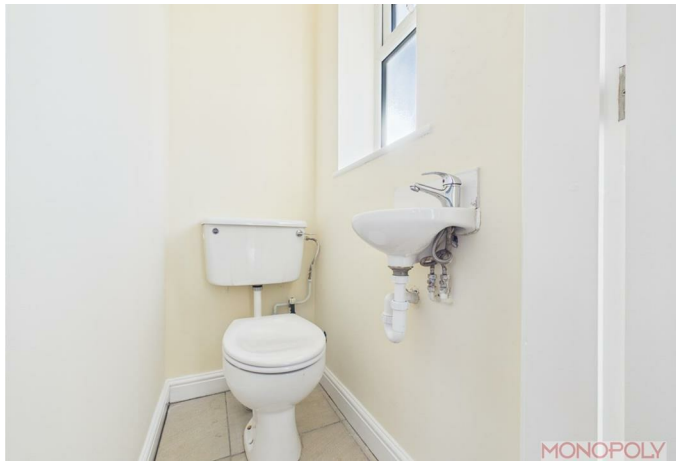
Additional Information

The property has been decorated throughout with new carpeted flooring installed.

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

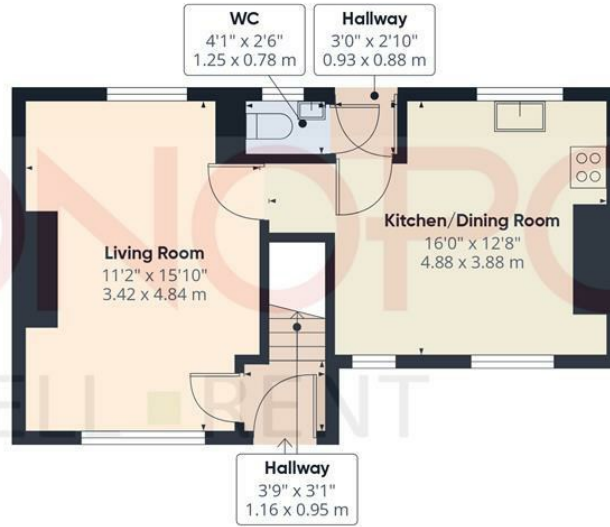




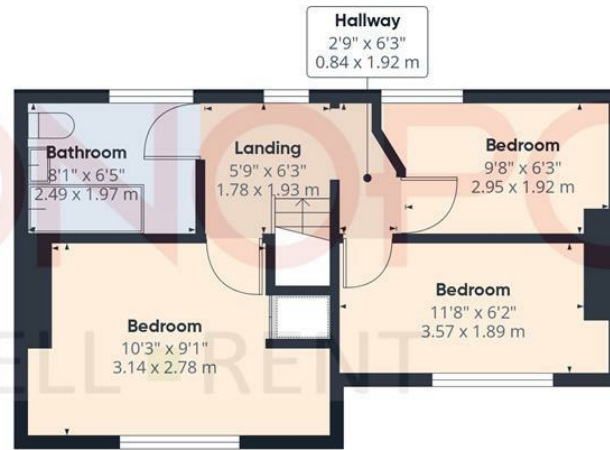
Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not 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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Ground Floor



Floor 1



Approximate total area⁽¹⁾

724 ft²
67.3 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.

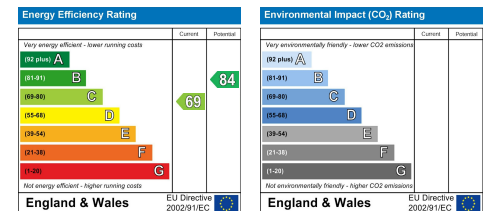
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MONEY LAUNDERING REGULATIONS 2003

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