



41

Wrexham | | LL14 6BZ

£175,000

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Situated within a popular residential location in Ruabon, this well-presented two bedroom home offers comfortable and well-maintained accommodation, ideal for first time buyers or investors. In brief, the ground floor comprises a bright and welcoming living room, recently redecorated and fitted with new carpeting, leading through to a kitchen fitted with a range of wall and base units with ample work surface space and integrated oven with gas hob. There is also access to a useful downstairs WC, with sliding patio doors opening onto the rear garden. To the first floor, the landing provides access to two well-proportioned bedrooms, both benefitting from new carpets and fresh decoration, along with a modern family bathroom comprising a bath with shower over, wash hand basin and WC. Externally, the property enjoys a low-maintenance rear garden, featuring artificial lawn and gravelled areas, creating an ideal space for outdoor seating and entertaining. Gorse Close is a well-regarded residential location in Ruabon, conveniently positioned close to a range of local amenities including shops, schools and transport links, making it an ideal choice for a variety of buyers.

- TWO BEDROOM TERRACED HOME
- NEWLY FITTED CARPET THROUGHOUT
- LOW MAINTENANCE REAR GARDEN
- DOWNSTAIRS W.C AND UPSTAIRS FAMILY BATHROOM
- DECORATED THROUGHOUT
- SPACIOUS LIVING ROOM
- KITCHEN/DINING
- CUL-DE-SAC LOCATION
- VILLAGE LOCATION OF RUABON
- NO ONWARD CHAIN



ENTRANCE

UPVC double glazed door leads into entrance with wooden laminate flooring, panelled radiator, ceiling light point and opening into living room.

LOUNGE

Spacious lounge with newly fitted carpets and freshly painted throughout, uPVC double glazed window to the front elevation and access to both the kitchen and stairs.

KITCHEN/DINING

Housing a range of wall, drawer and base units with complimentary work surface over incorporating a stainless steel sink unit with mixer tap over. Integrated oven, gas hob and extractor over. Space for fridge/freezer, washing machine and dining table. Access to downstairs W.C, wooden laminate flooring, radiator two ceiling light points, uPVC double glazed window to the rear and uPVC sliding doors leading to the private garden.

W.C

Two piece suite comprising low-level WC and wash hand basin. Wooden laminate flooring, extractor fan, radiator and ceiling light point.

STAIRS/LANDING

Newly fitted carpeted stairs leading to the landing with access to loft, ceiling light point doors to both bedrooms and family bathroom.

BEDROOM ONE

Newly carpeted double bedroom with integrated storage space, freshly painted, ceiling light point, radiator and uPVC double glazed window to the front elevation.

BEDROOM TWO

Newly carpeted bedroom, freshly painted, radiator,

ceiling light point and uPVC double glazed window to the rear elevation.

FAMILY BATHROOM

Three piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with shower over. Wooden laminate flooring, radiator, recessed LED lighting, extractor and uPVC double glazed window to the rear elevation.

GARDEN

To the front there is a lawned garden area and paved pathway leading to the entrance. The rear garden area is designed for ease of maintenance with a paved patio area, slate chipping and artificial lawn seating area. There is a timber gate providing access to a rear pathway along with timber fence panels for added security and privacy.

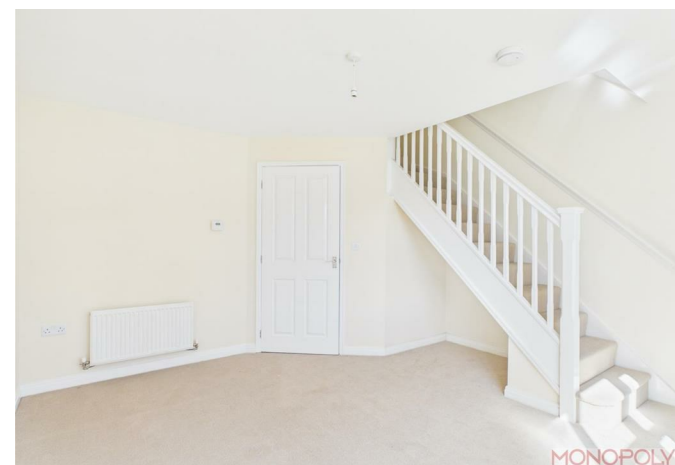
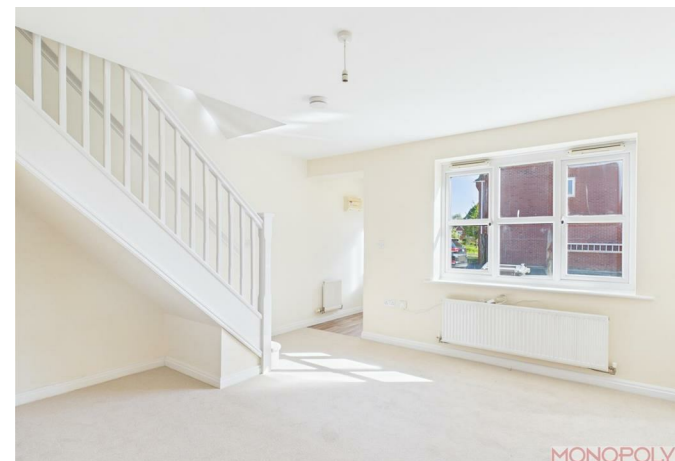
IMPORTANT INFORMATION

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



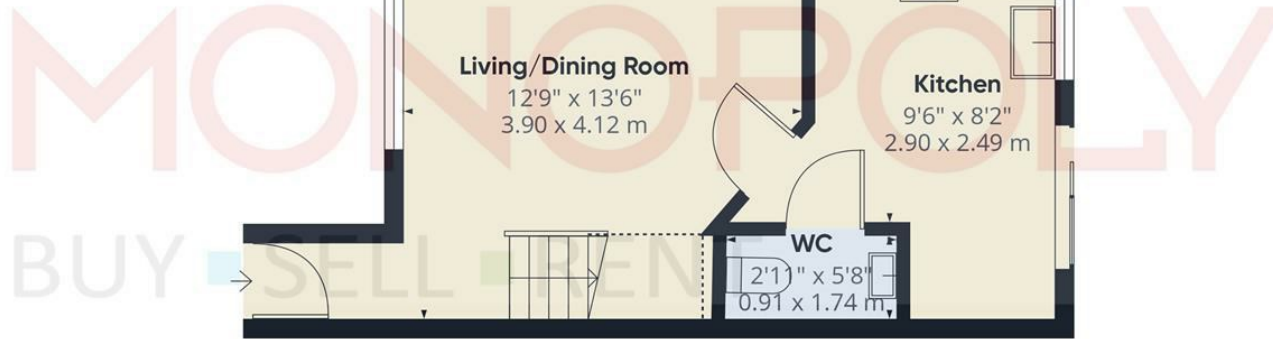


misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

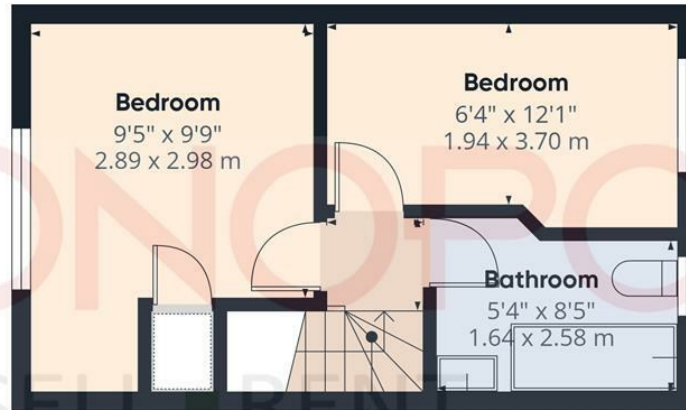
ADDITIONAL INFORMATION

The property has been decorated throughout. There is space to park to the front of the property.





Ground Floor



Floor 1



Approximate total area⁽¹⁾
 543 ft²
 50.5 m²

Reduced headroom
 10 ft²
 1 m²

(1) Excluding balconies and terraces.

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

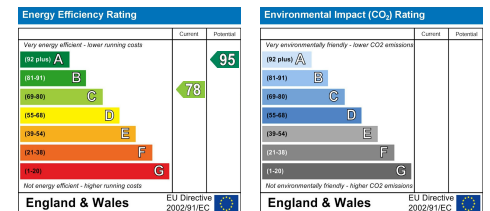
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