



7

Wrexham | | LL14 6RB

£190,000

MONOPOLY[®]

BUY ■ SELL ■ RENT





7

Wrexham | | LLI4 6RB

Tucked away along a quiet country lane on the outskirts of Ruabon, this charming two double bedroom end-terrace home enjoys the tranquility of a no-through road while remaining within easy reach of local amenities. The property offers well-planned accommodation comprising an entrance porch and additional inner porch, a fitted kitchen with useful under-stairs storage, modern bathroom and a spacious lounge/dining room featuring a multi-fuel burner - perfect for creating a cosy atmosphere. To the first floor, a landing leads to two well-proportioned double bedrooms. Externally, the property benefits from lawned gardens to both the front and rear, as well as additional outdoor space to the side, providing a variety of seating, storage, or planting options. Brandy Cottages is positioned just outside Ruabon, close to the neighbouring village of Johnstown. Both areas offer a wide range of local amenities including convenience stores, cafés, public houses, medical facilities, a leisure centre, primary and secondary schools, and frequent bus services. The location is ideal for those who enjoy the outdoors, with numerous scenic walking routes, woodland paths, and countryside trails nearby. Excellent road links are also on hand, with the A483 only a short drive away, providing easy access to Wrexham, Oswestry, Llangollen, and Chester.

- TWO BEDROOM END TERRACE HOME
- SITUATED ON A COUNTRY LANE IN RUABON
- ENTRANCE PORCH AND INNER PORCH
- LIVING/DINING AREA WITH MULTI-FUEL BURNER
- KITCHEN WITH UNDER-STAIRS STORAGE
- GROUND FLOOR MODERN BATHROOM
- DOUBLE BEDROOMS
- GARDENS TO FRONT, SIDE AND REAR
- DRIVEWAY AND AMPLE PARKING AREAS
- NOT OVERLOOKED TO THE FRONT OR REAR



Entrance Porch

UPVC double glazed door leads into a timber built entrance porch area with uPVC double glazed door into inner porch.

Inner Porch

Tiled floor, ceiling light point, doors to bathroom and kitchen.

Kitchen

Housing a range of wall, drawer and base units with complimentary work surface over. Space for all appliances to include fridge-freezer, cooker and washing machine. Stainless steel sink unit with separate taps. Door to under-stairs storage cupboard with power and lighting. Vinyl flooring, ceiling strip light, heated towel rail, extractor fan and uPVC double glazed window to the rear elevation. Door to stairwell and living room.

Living/Dining Room

UPVC double glazed window to the front elevation and hardwood front entrance door. Multifuel burner sat on slate hearth with wooden mantle. Hardwood flooring, ceiling light point, built-in traditional style clothes airer, panelled radiator and door into kitchen.

Downstairs Bathroom

Modern three piece bathroom suite comprising low-level WC, wash hand basin set on a vanity storage unit and 'P' shaped panelled bath with electric shower over. Tiled flooring, panelled radiator, extractor fan, composite panelled splash back, ceiling light point and uPVC double glazed frosted window to the front elevation.

Landing Area

UPVC double glazed window to the rear, carpet flooring, access to loft and doors to bedrooms.

Bedroom One

UPVC double glazed window to the rear elevation overlooking garden and forest area. Built in storage, carpet flooring, panelled radiator and ceiling light point.

Bedroom Two

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

Outside

Parking options:

The property occupies an end-of-terrace position along a quiet country lane and enjoys a choice of parking options, including a decorative stone driveway offering private off-road parking, as well as shared/unadopted parking areas to the right and opposite the property with ample additional space. Garden Areas:

To the front, there is a neat lawned garden, while the side of the property features a generous decorative stone area that provides further outdoor space and access to a timber storage shed, which may be available by separate negotiation. A timber gate leads through to the rear garden. The rear garden is multi-level and offers a unique and versatile outdoor space. The lower level features a concrete patio area, ideal for seating or storage, together with the oil-fired combination boiler and an outside tap. A distinctive, arched brick-built storage recess is set into the raised garden bank, adding character and practicality. Wooden steps rise to an upper lawned garden, which enjoys a private outlook and is not overlooked from the rear. The 1000L oil tank is positioned discreetly on this upper level. There is also a shared pathway running behind the row of cottages, providing neighbours with access for refuse collection.





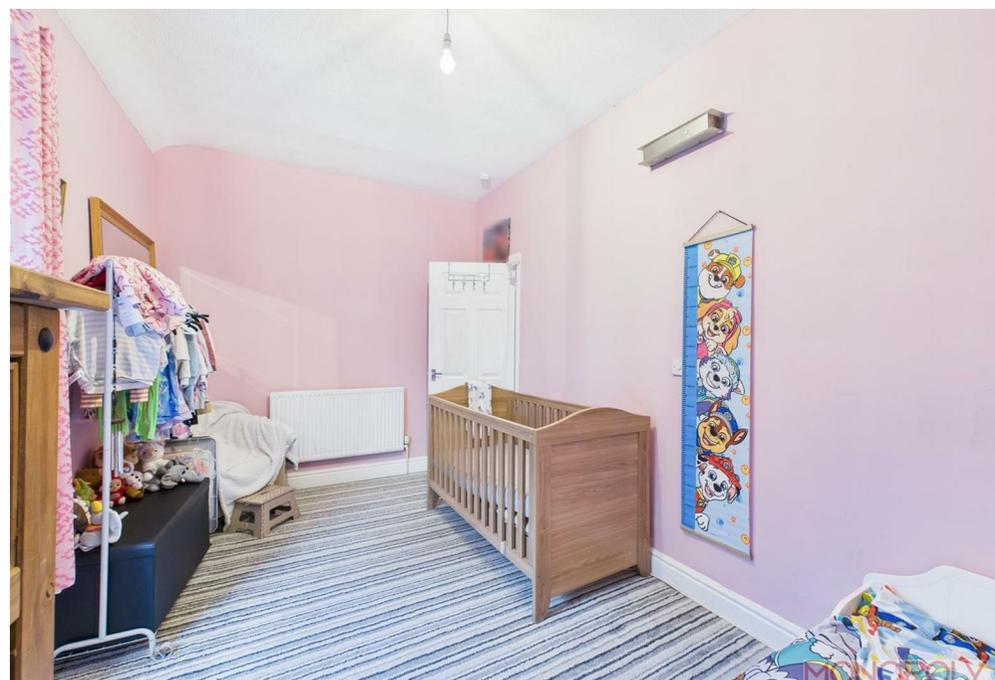
Additional Information

The boiler is 3 years old and has been serviced every year since installation. This is an oil fired combination boiler and is located on the outside of the property. The oil tank is located on the upper garden area and has a 1000L capacity. The bathroom has been replaced recently. The lane providing access to the row of cottages is a private unadopted road and is maintained by the residents.

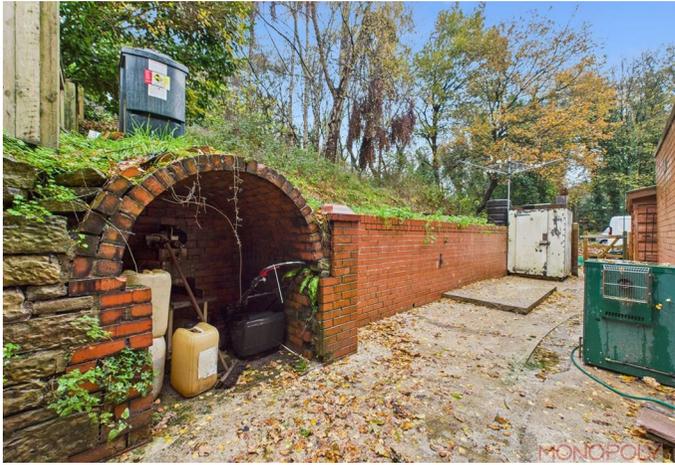
Important Information

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.







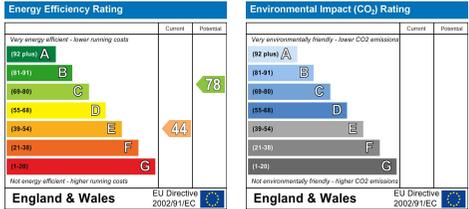


MONEY LAUNDERING REGULATIONS 2003

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.









Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY[®]
BUY ■ SELL ■ RENT