



Wynnstay Gardens, Wrexham LL14 6EJ Offers In Excess Of £155,000

A versatile and well presented 3/4 bedroom, three storey Town House situated on a popular residential location in the village of Ruabon. This superb property is set over 3 floors and benefits from having a well appointed kitchen/dining room, en-suite, possible 4th bedroom to the ground floor and a single garage. The village of Ruabon benefits from a wealth of local amenities close to hand including shops, schools and has excellent access to the A483. In brief the property comprises of; entrance hall, downstairs cloakroom, utility room and bedroom 4/study to the ground floor, lounge and kitchen/dining room to the first floor and 3 bedrooms, en-suite and bathroom to the second floor. VIEWING HIGHLY RECOMMENDED.

- A versatile 3/4 bedroom end Town House
- En-suite shower room
- Single Garage
- Superbly presented living accommodation
- Well appointed kitchen/dining room
- MUST BE VIEWED TO BE APPRECIATED



Hallway

With carpeted flooring, stairs off to the first floor, door to integrated garage, 2 separate doors to useful storage cupboards.

Downstairs Cloakroom

Fitted with a low level w.c, wash hand basin, carpeted flooring.

Utility Room

2.07m x 1.60m (6'9" x 5'2")

Door off the ground floor with inset stainless steel sink and drainer, work surface with units under, plumbing for a washing machine, wall mounted gas combination boiler, tile effect cushioned flooring, door off to the rear garden.

Bedroom 4/Study

2.62m x 2.37m (8'7" x 7'9")

Currently being used an extra bedroom with double glazed french doors off to the rear garden, carpeted flooring.

First Floor Landing

With carpeted flooring, stairs off to the second floor.

Lounge

4.62m x 4.13m max (15'1" x 13'6" max)

Superbly presented with double glazed sliding doors opening to a juliet balcony, double glazed window to the front, carpeted flooring.

Kitchen/Dining Room

4.61m x 3.29m (15'1" x 10'9")

An attractive fitted kitchen offering a full range of matching wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, built in electric oven, 4 ring gas hob with stainless steel extractor fan over, space for a fridge/freezer, 2 double glazed windows to the rear, part tiled walls, tile effect cushioned flooring in the kitchen area and carpeted flooring in the dining area.

Second Floor Landing

With carpeted flooring, double glazed window to the side.

Master Bedroom

4.61m max x 3.21m max (15'1" max x 10'6" max)

A beautifully presented room with 2 double glazed windows to the front, carpeted flooring.

En-Suite

Fitted with a low level w.c, pedestal wash hand basin, fully tiled shower cubicle with thermostatic shower over, part tiled walls.

Bedroom 2

2.68m x 2.43m (8'9" x 7'11")

With a double glazed window to the rear, carpeted flooring.

Bedroom 3

2.32m x 2.10m (7'7" x 6'10")

With a double glazed window to the rear, carpeted flooring.

Bathroom

2.49m x 1.41m (8'2" x 4'7")

Fitted with a white suite comprising of a low level w.c, pedestal wash hand basin, bath with thermostatic shower over, part tiled walls, tile effect flooring.

Rear Garden

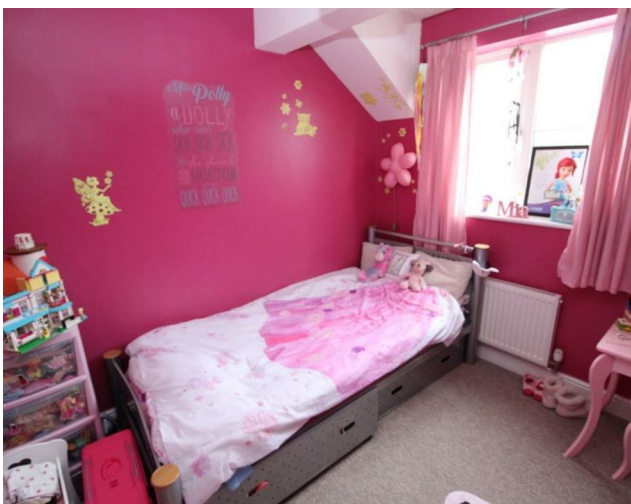
The rear garden is mainly laid with gravel for easy maintenance, bounded by timber fencing.

Front Garden

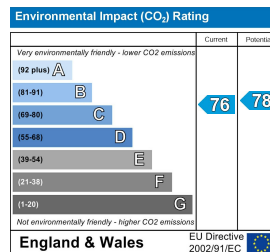
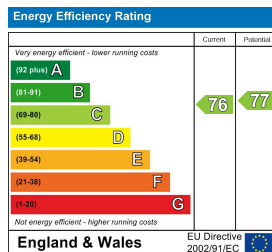
To the front is a driveway providing off road parking for 1 car and leading to a single garage with up and over door.











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.

