



Maes Y Llan Lane, Ruabon, Wrexham LL14 6AD

£325,000

Located in the popular residential area of Ruabon, Wrexham, this splendid 4 bed detached new build house offers a perfect blend of comfort and modern living. With four bedrooms, this property is ideal for families seeking a welcoming home. A generous contemporary kitchen offers a stylish space for both family functionality and entertaining guests, making it the heart of the home. With convenience in mind, the property offers a downstairs W.C and storage space. The spacious lounge provides ample space for contemporary family living. To the first floor are four bedrooms and family bathroom, including an en-suite within the principal bedroom. The property boasts a private driveway and a garage, providing ample parking and storage solutions, as well as a generous rear garden is a true highlight offering a generous lawn and patio. Located within the popular village of Ruabon, there is a range of local amenities available including pubs, dentists, eateries and the historic St. Marys Church. Residents benefit from the regular public transport service into nearby towns, as well as being close to the A483 bypass which provides easy access into Wrexham, Chester and Oswestry. The village also offers high-regarded

- NEWLY BUILT 4 BEDROOM DETACHED HOME
- PRIVATE DRIVEWAY AND GARAGE
- PRINCIPAL BEDROOM WITH EN-SUITE
- CONTEMPORARY KITCHEN AND DINING AREA
- DOWNSTAIRS W.C
- OPPORTUNITY TO CHOOSE FLOOR COVERINGS (£3000 BUDGET)
- FAMILY BATHROOM
- GENEROUS REAR GARDEN
- NHBC WARRANTY
- POPULAR AND CONVENIENT VILLAGE LOCATION



Entrance Hallway

A bright and welcoming entrance hallway with part glazed composite door, under the stairs storage cupboard, window to front, radiator, stairs rising to first floor, doors off to W.C, kitchen and lounge.

Downstairs W.C

Downstairs W.C with dual flush, hand wash basin with mixer tap and tiled splashback, radiator, uPVC double glazed window to front, spotlights.

Lounge

Spacious lounge with uPVC double glazed bay window to the front, radiator, television ariel point.

Kitchen/Dining Room

Contemporary kitchen fitted with a range of wall, drawer and base units with complimentary surface over including a 1.5 bowl stainless steel single drainer sink unit, integrated fridge freezer, integrated dishwasher, four ring electric hob with stainless steel extractor hood above, double oven/grill, tiled splashback, uPVC double glazed window to rear, inset ceiling spotlights, radiator, integral door to garage. A generous sized dining area with uPVC French style doors to the rear patio.

First Floor Landing

Access to loft, doors off to bedrooms and bathroom.

Principal Bedroom

Generous sized principal bedroom with uPVC double glazed window to the front, radiator, door to en-suite.

En-suite

Comprising a low-level W.C, pedestal wash hand basin with mixer tap, corner shower cubicle with mains thermostatic shower, radiator, extractor fan, inset ceiling spotlights, uPVC double glazed window to side.

Bedroom Two

UPVC double glazed window to the rear, radiator.

Bedroom Three

UPVC double glazed window to front, radiator.

Bedroom Four

UPVC double glazed window to rear, radiator.

Family Bathroom

Fitted with a low level W.C, pedestal wash hand basin with chrome mixer tap, bath with mains thermostatic shower over and splash screen, part tiled walls, uPVC double glazed window to front, radiator, inset ceiling spotlights, extractor fan.



Outside

Externally, the property is approached via a brick paved driveway alongside a lawned garden with a path to the canopy porch. To the side of the property, there is access to an additional brick paved driveway which leads to the garage as well as a gate to the rear garden. A standout feature of this house is the generous south-facing garden comprising of a good sized lawn with decorative stone borders and a paved patio.

The land to the front is currently not on the Deeds for the property as when the builders purchased the land this area was classed as no mans land so they paid for an indemnity insurance for adverse possession which lasts 5 years to cover the use of this for Plot 1. It is circa 2 years in now and when the 5 years ends the builders inform us that the land will become part of the property on the Deeds. The Adverse possession documents and plan can be obtained for any prospective buyers.

Garage

With metal up and over the door, lighting, power and Ideal Gas Combination Boiler.

ADDITIONAL INFORMATION

Gas Fired Central Heating... UPVC Double Glazing... NHBC warranty.

THE BUYER WILL HAVE THE OPPORTUNITY TO CHOOSE THEIR OWN FLOOR COVERINGS WITH A £3000 BUDGET. THIS WILL ONLY BE ADHERED TO IF THE RIGHT PRICE IS ACHIEVED FOR THE PROPERTY.

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.

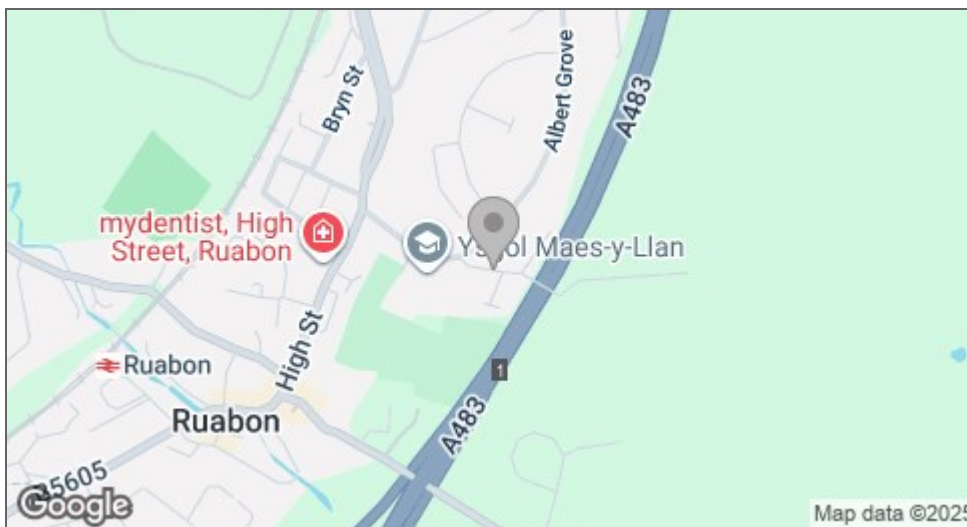












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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