



## 4 Vicarage Fields

Wrexham | | LL14 6LG

£375,000

**MONOPOLY**<sup>®</sup>

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Situated within the highly sought-after Vicarage Fields development in Ruabon, directly facing the central island, is this spacious three bedroom semi-detached family home, offered for sale with the added benefit of no onward chain. Occupying a generous plot with extensive gardens totalling over 1/3 of an acre, the property offers excellent potential for a purchaser to modernise and create a superb long-term family home including the option of extending to the rear and side - subject to the relevant planning permissions. In brief, the accommodation comprises a spacious entrance hallway, living room opening into a separate dining room, kitchen/breakfast room, side porch, utility room and downstairs WC. To the first floor, the landing leads to three well-proportioned bedrooms, a family bathroom and separate WC. Externally, the property enjoys a particularly generous plot, with a detached garage, driveway providing off-road parking for multiple vehicles, a lawned front garden and an extensive rear garden offering excellent space for families, gardening enthusiasts or potential future landscaping. The size of the plot is a real feature and provides a rare opportunity within such a desirable location. Vicarage Fields is one of Ruabon's most sought-after residential areas, popular due to its peaceful setting and excellent access to local amenities. Within walking distance are shops, schools, eateries, public houses, medical centres and leisure facilities. Ruabon Train Station provides regular services to Chester, Shrewsbury and beyond, whilst the nearby A483 offers excellent commuter links to Wrexham, Chester, Oswestry and the wider North West. The area also benefits from a wealth of nearby countryside walks, including Ty Mawr Country Park, the Pontcysyllte Aqueduct and the beautiful Dee Valley.

- THREE BEDROOM SEMI-DETACHED HOME
- SOUGHT AFTER LOCATION OF VICARAGE FIELDS
- SPACIOUS ENTRANCE HALLWAY
- LIVING/DINING ROOM
- KITCHEN BREAKFAST ROOM
- SIDE PORCH LEADING TO UTILITY AND DOWNSTAIRS WC
- BATHROOM WITH SEPARATE WC
- GENEROUS GARDEN AREAS OF OVER 1/3 ACRE
- DRIVEWAY AND DETACHED GARAGE
- NO ONWARD CHAIN



### Entrance Porch

Wooden glazed door and side panel leads to entrance porch with tiled flooring. Wooden glazed door leads into entrance hallway.

### Entrance Hallway

Under-stairs storage cupboard with light, stairs to first floor, carpeted flooring, ceiling light point and panelled radiator. Doors lead into living room and kitchen.

### Living Room

Window to front, fireplace set in a stone and slate fireplace with shelving, carpeted flooring, radiator, ceiling light point and opening into dining area.

### Dining Room

Sliding doors to garden area, carpeted flooring, hatch to kitchen, radiator and ceiling light point.

### Kitchen/Breakfast Room

Housing a range of wall, drawer and base units with complimentary work surface over. Space for appliances including cooker and fridge. 1.5 stainless steel sink unit with mixer tap over. Breakfast bar, ceiling light point, vinyl flooring, radiator, window to rear and door into side porch.

### Side Porch

Wooden glazed door leads into the side porch with tiled flooring, radiator, ceiling light point, doors to downstairs WC and utility.

### Utility

Housing a range of wall and base units, work surface incorporating a stainless steel sink unit. Space and plumbing for washing machine, space for additional white goods, wall mounted boiler, tiled flooring, access to loft, window to rear and external door to side.

### Downstairs WC

Two piece suite comprising low-level WC and pedestal wash hand basin. Tiled flooring, ceiling light point and radiator.

### Landing Area

Landing area with window to side, airing cupboard housing hot water cylinder, carpeted flooring, ceiling light point, access to loft, doors to bedrooms, bathroom and WC.

### Bedroom One

Window to front, fitted wardrobes and drawers, carpeted flooring, ceiling light point and radiator.

### Bedroom Two

Window to rear, carpeted flooring, ceiling light point and radiator.

### Bedroom Three

Window to rear, carpeted flooring, ceiling light point and radiator.

### Bathroom

Three piece suite comprising panelled bath, corner enclosed shower cubical and pedestal wash hand basin. Tiled walls, tiled flooring, radiator, extractor, recessed spot lights and window to rear.

### Separate WC

Separate WC, tiled flooring, ceiling light and window to side.

### Garage

Detached from property with up and over door, additional side access.

### Outside

The property is set on a very generous plot with a lawned garden, driveway and established shrubberies and trees to the front. Alongside there is the





detached garage and pathway leading to the rear. The rear garden has the added benefit of not being overlooked from the rear. It is generous in size, mainly laid to lawn with a mixture of hedging and fencing to the boundary. To the far end of the garden there are established trees offering further shelter and privacy. There is a paved patio area, tap and lighting.

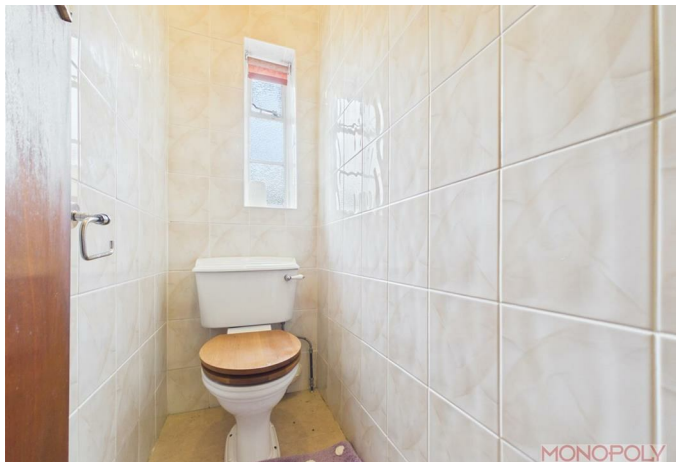
#### **Important Information**

**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.









Approximate total area<sup>(1)</sup>  
 1467 ft<sup>2</sup>  
 136.1 m<sup>2</sup>



(1) Excluding balconies and terraces

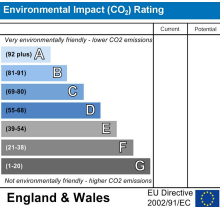
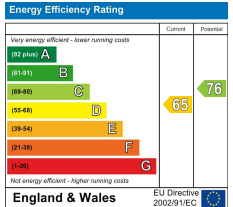
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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