



Foresters Terrace, Wrexham LL14 6PH

£129,950

NO ONWARD CHAIN - IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY

Situated in the highly sought-after village of Ruabon, this two double bedroom end-terraced home is offered for sale with the added benefit of no onward chain. Providing well-proportioned accommodation throughout, the property would make an ideal first-time purchase or buy-to-let investment. In brief, the accommodation comprises a spacious living room, inner hallway, separate dining room and kitchen to the ground floor. To the first floor, the landing leads to two generous double bedrooms and a family bathroom. Externally, the property benefits from a pleasant landscaped rear garden, providing an attractive outdoor space for relaxing and entertaining.

Foresters Terrace enjoys a convenient position within walking distance of a wealth of local amenities including shops, schools, medical centres, eateries and leisure facilities. Ruabon is particularly popular with commuters, benefitting from excellent transport links via the A483 to Wrexham, Chester, Oswestry and beyond, whilst Ruabon Train Station offers regular rail services to Chester, Shrewsbury, Birmingham and further afield. The area also benefits from a variety of nearby countryside walks, including the scenic Pontcysyllte Aqueduct and surrounding Dee Valley.

- TWO BEDROOM END TERRACED PROPERTY
- LIVING ROOM
- KITCHEN
- UPSTAIRS BATHROOM
- SOUGHT AFTER VILLAGE LOCATION OF RUABON
- EXCELLENT FOR FIRST TIME BUYERS/INVESTORS
- DINING ROOM
- DOUBLE BEDROOMS
- LANDSCAPED REAR GARDEN
- NO ONWARD CHAIN



Living Room

UPVC double glazed door leads into living room with uPVC double glazed window to the front, wooden laminate flooring, built in shelving, radiator, ceiling light point and door leading into inner hallway and dining room.

Inner Hallway

Stairs to first floor and wooden laminate flooring.

Dining Room

UPVC double glazed window to the rear elevation. Door to under-stairs storage, wooden laminate flooring, ceiling light point, radiator and opening to kitchen.

Kitchen

UPVC double glazed door leading outside and window to rear. Housing a range of wall, drawer and base units with work surface over. Space for appliances including washing machine, fridge freezer and cooker. Stainless steel sink unit with separate taps over. Tiled flooring, ceiling light point and radiator.

Landing Area

Wooden laminate flooring, access to loft, ceiling light point, doors to two bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the front. Range of fitted wardrobes, carpeted flooring, ceiling light point and radiator.

Bedroom Two

UPVC double glazed window to the rear. Built in cupboard, carpeted flooring, radiator and ceiling light point.

Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and bath. Ceiling light point, fitted shelving, radiator, vinyl flooring and uPVC double glazed window to rear.

Outside

To the rear the garden has been thoughtfully landscaped and comprises on a tarmacadam courtyard and pathway, paved patio and lawned garden area. There is a timber storage shed and access to a shared pathway. Timber fencing to the border offers security and privacy.

Additional Information

The property has been decorated throughout.

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.

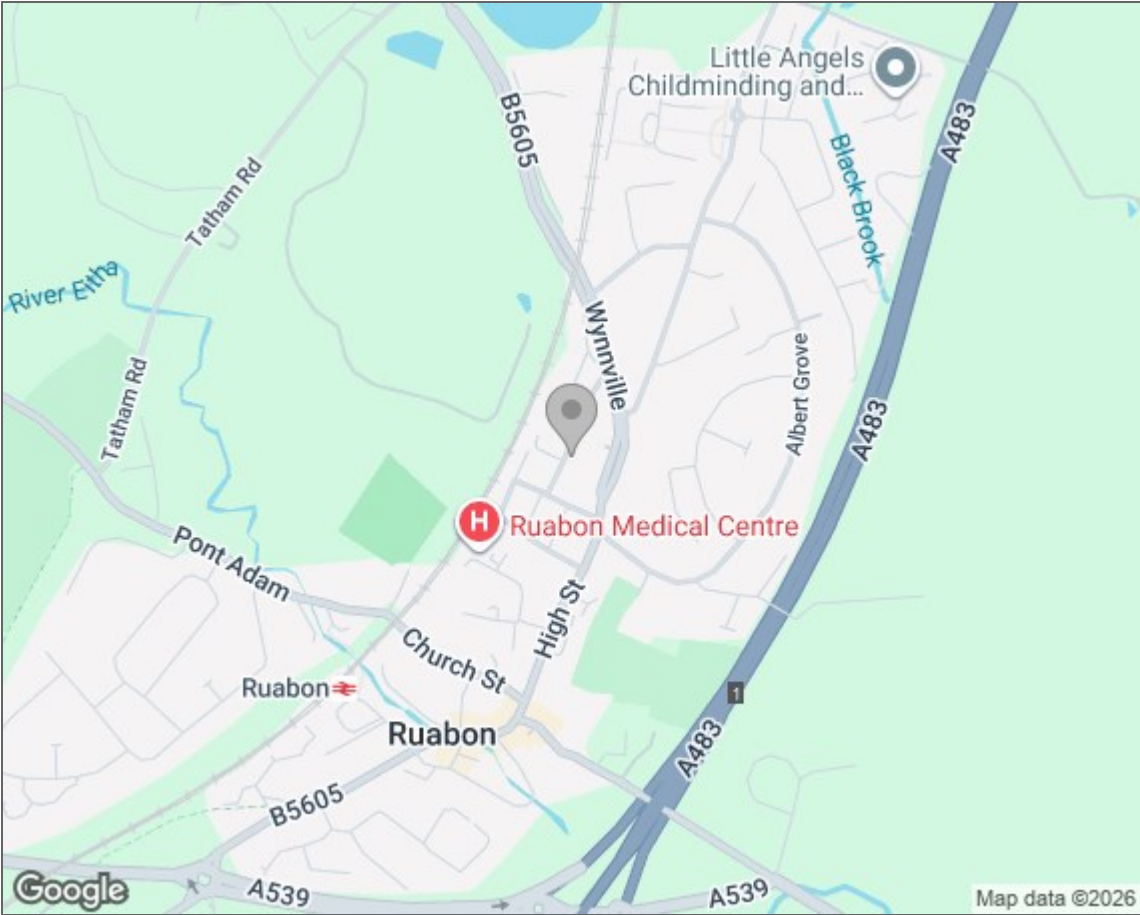
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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		88
(81-91) B		
(69-80) C		
(55-68) D	60	
(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		

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.

