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Wrexham | Clwyd | LL14 6DD

£290,000

MONOPOLY
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Situated in the popular village of Ruabon is this beautifully presented three double bedroom terraced character property, offering spacious accommodation and excellent condition throughout. The ground floor comprises an entrance hall/utility with under-stairs storage, modern open-plan kitchen and dining area, separate lounge, and downstairs WC. To the first floor is a stylish four-piece family bathroom and three well-proportioned bedrooms. Externally, the property enjoys a pleasant garden to the front, a private rear garden with patio area, and off-road parking. Paddock Row is ideally located close to Ruabon's village centre, with easy access to local amenities including shops, schools, pubs, and the train station offering direct links to Wrexham and Chester. The area also benefits from excellent road access via the A483 and is surrounded by green spaces and countryside walks, combining convenience with a peaceful setting.

- THREE DOUBLE BEDROOM TERRACE
- ENTRANCE HALL/UTILITY
- MODERN OPEN PLAN KITCHEN/DINING AREA
- LOUNGE
- MODERN FOUR-PIECE BATHROOM
- GARDENS TO FRONT AND REAR
- OFF-ROAD PARKING
- CHARACTER PROPERTY
- POPULAR VILLAGE LOCATION
- EXCELLENT TRANSPORT LINKS



Entrance/Utility

Hardwood door leads into entrance porch and utility area with window to front, space and plumbing for washing machine and tumble dryer, stairs rising to first floor and under stairs storage cupboard. Finished with tiled flooring, panelled radiator and ceiling light point.

Open Plan Kitchen/Dining

Modern kitchen housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include under counter fridge, electric fan oven and four ring gas hob. Stainless steel sink unit with mixer tap above. Opening to dining area with kitchen island with space for seating and space for additional dining table, recessed LED lighting, tiled flooring, wall mounted combination boiler. Hardwood door leading outside, 'French' style doors leading to garden, door into downstairs WC and opening into lounge.

Lounge

Two windows to front elevation with vertical blinds. Brick fireplace housing electric fire with slate hearth and wooden mantle. Ceiling light point, two wall lights, carpet flooring and panelled radiator.

Downstairs WC

Two piece suite comprising low-level WC and wash hand basin sat on vanity unit with storage cupboard. Tiled splashback and flooring, recessed LED and extractor.

Landing Area

Landing space with ceiling light point, carpet flooring, doors to bedrooms and bathroom.

Bedroom One

Window to front, beamed ceiling, wall lighting, panelled radiator and carpet flooring.

Bedroom Two

Window to rear elevation, carpet flooring, wall lighting and panelled radiator.

Bedroom Three

Window to front elevation with vertical blinds, exposed brick feature wall, carpet flooring, wall lighting and panelled radiator.

Bathroom

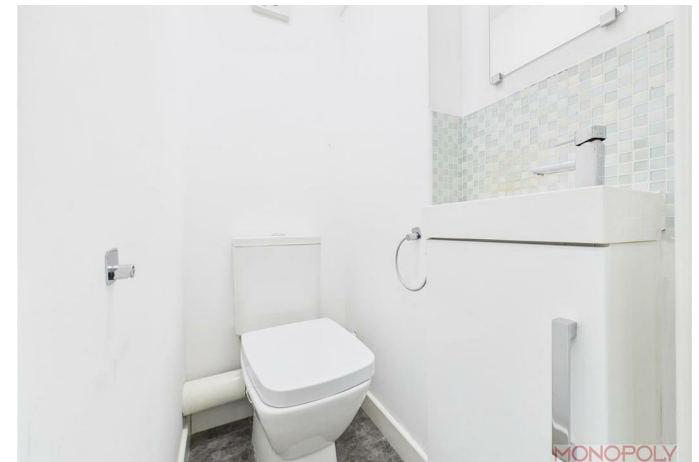
Modern four-piece bathroom suite comprising low-level WC, wash hand basin sat on vanity unit with drawers, panelled bath and double walk-in mains shower. Chrome heated towel rail, storage shelving, vinyl flooring, recessed LED lighting plus additional wall lighting and extractor. Frosted window to rear elevation.

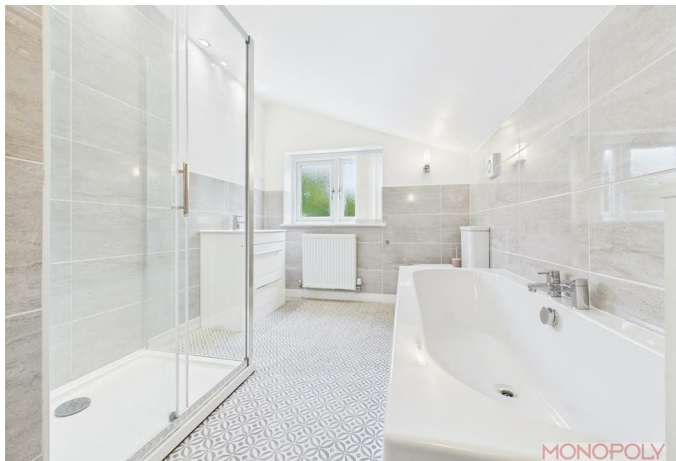
Outside

To the front there is a lawn/drive area mainly laid to lawn with established shrubberies and fence panels to the boundary. To the rear there is a paved Indian sandstone patio bound by a stone brick wall. A step leads down to a further lawn area with fruit trees, lawn area and established shrubberies. To the boundary there are fence panels and a gate leading to a public footpath.

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.



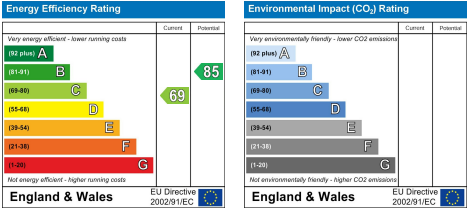


A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check 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.





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