



11

Wrexham | | LL14 6PH

£140,000

MONOPOLY
BUY ■ SELL ■ RENT

MONOPOLY
BUY ■ SELL ■ RENT



MONOPOLY

BUY • SELL • RENT

||

Wrexham || LL14 6PH

Located in the popular area of Ruabon, this two bedroom terraced property is ideal for small families, first time buyers or investors. Internally, the property boasts two spacious reception rooms, with additional under the stairs storage, which flows seamlessly into the contemporary kitchen which has a door to the rear garden. The modern outlook follows upstairs, there are two well proportioned bedrooms and a modern three piece bathroom.

Externally, the property is designed for easy maintenance with a tarmac and gravelled garden with gated shared access to the rear.

Ruabon is a popular village in Wrexham with great access to the a483 offering great connections to Chester, Shrewsbury and further afield. It offers a great community feel with a range of local shops, pubs, eateries and both primary and secondary schools in close proximity.

NO CHAIN!

- 2 BEDROOM TERRACED PROPERTY
- SUPERBLY PRESENTED THROUGHOUT
- MODERN KITCHEN
- 2 AMPLE RECEPTION ROOMS
- WELL-PROPORTIONED BEDROOMS
- EASY TO MAINTAIN REAR GARDEN
- NO CHAIN
- MUST BE VIEWED TO BE APPRECIATED



Lounge

Ample sized lounge with uPVC Double glazed window to the front, radiator, carpet flooring, door into dining room/stairs.

Dining Room

Another spacious sized reception room with uPVC Double glazed window to the rear, recessed fireplace, under stairs storage cupboard, opening to kitchen, carpet flooring.

Kitchen

Contemporary kitchen fitted with a range of matching wall, drawer and base units with complementary work surface over including 1.5 stainless steel sink unit and drainer, space and plumbing for washing machine, built in electric oven, four ring electric induction hob with glass splashback behind, extractor fan, part tiled walls, wood effect flooring, double glazed window to the rear, door off to rear garden.

First Floor Landing

With carpet flooring, doors off to the bedrooms and bathroom, access to the loft.

Bedroom One

With uPVC Double glazed window to the front, radiator, carpet flooring.

Bedroom Two

With uPVC Double glazed window to the rear, built in storage cupboard, carpet flooring.

Bathroom

A modern bathroom comprising a white three-piece suite including low-level w.c with concealed cistern, wash hand basin with vanity unit under, bath with thermostatic shower over, door to cupboard housing Ideal Gas Combination boiler, wood effect flooring,

'easy clean' wall panelling, uPVC Double glazed window to the rear.

Outside

To the rear, there is an easy to maintain garden that has a tarmac area and pathway leading to a gravelled area. There is a gated access to the rear onto a shared pathway.

Additional Information

The current owners have undergone significant improvements to the property over the recent years including internal insulation and sound proofing to the internal walls and new roof to the back of 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.

MORTGAGES

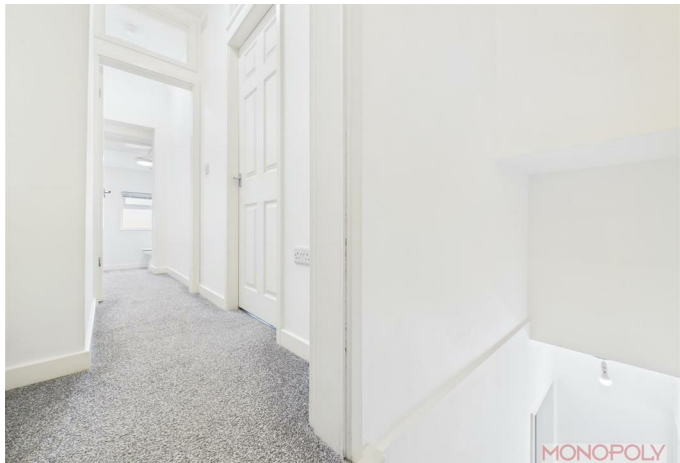
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage







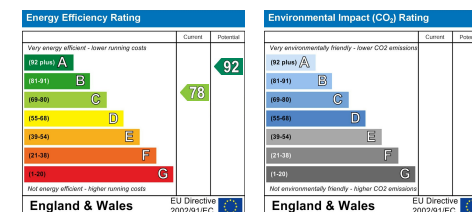


MONEY LAUNDERING REGULATIONS 2003

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.





MONOPOLY

PROPERTY SERVICES



Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT