



I Bryn View

Wrexham | | LL14 6NS

£129,950

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Situated within the popular village of Ruabon, this two double bedroom terraced property offers well-proportioned accommodation with scope to modernise and personalise to suit a buyer's requirements.

In brief, the accommodation comprises an entrance porch, living room with log burner, spacious kitchen/dining room and conservatory to the ground floor. To the first floor, the landing provides access to two double bedrooms and a family bathroom. The property also benefits from a loft storage area with pull-down ladder, power and lighting.

Externally, there is ample on-street parking to the front. The rear garden has been landscaped to include patio seating areas, a timber pergola, established planting and useful outdoor storage. Henry Street is conveniently located within walking distance of Ruabon village amenities, including local shops, post office, takeaway and primary school. The property is well placed for access to surrounding countryside walks, with the A483 providing links to Wrexham, Chester and Oswestry, and the A5 offering access towards Llangollen.

- TWO-BEDROOM END-TERRACED
- CONVENIENT LOCATION IN RUABON
- OPEN-PLAN KITCHEN/DINING AREA
- LIVING ROOM AND CONSERVATORY
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- LANDSCAPED REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS/INVESTORS



Entrance Porch

UPVC double glazed door leading into the entrance porch with vinyl flooring, panelled radiator, cupboard housing electric box and stairs to 1st floor. Glazed wooden door leading into living room.

Living Room

UPVC double glazed window to the front elevation. Brick alcove fireplace housing multi fuel burner. Finished with hardwood flooring ceiling light point and panelled radiator.

Kitchen/Dining Area

Spacious kitchen/dining area with the kitchen housing range of wooden wall, drawer and base units with complimentary hardwood worksurface over. Integrated appliances to include electric oven, gas hob and Belfast style sink with traditional mixer taps over. Space for further appliances to include fridge freezer and washing machine. UPVC double glazed window to the rear elevation.

Spacious dining area with UPVC double glazed window into the conservatory. Under stairs storage area with light, power and vent for tumble dryer. The kitchen and dining room are finished with tiled flooring, two ceiling light points, panelled radiator and door leading into the conservatory.

Conservatory

Useful conservatory to the rear with uPVC double glazed door and window to rear garden area. Tiled flooring, wall light point and wooden built-in bench.

Landing Area

Access to loft storage room with pulldown ladder, velux light to rear, power and lighting. Ceiling light point, hardwood flooring, doors into two double bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the front elevation. Wardrobe alcove area with rail and shelving. Hardwood flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed window to the rear elevation. Hardwood flooring, ceiling light point and panelled radiator.

Bathroom

Three piece suite bathroom comprising low-level WC, wash hand basin with vanity storage under and panelled bath with main shower over. Cupboard with shelving and combination boiler. Finished with chrome heated towel rail, vinyl flooring, parts tiled walls, ceiling light point and UPVC double glazed frosted window to the rear elevation.

Outside

There is a shared pedestrian access path running alongside and to the rear of the property. A gate and steps lead up to the main garden area which has been landscaped to include paved patio areas, artificial lawn, timber pergola and storage sheds. There is a range of establish shrubberies and plants throughout. A mixture of fencing and hedging to the border adds security and privacy.

IMPORTANT INFORMATION

*Material Information interactive report available in brochure section. *

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









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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Rating	Current	Future	Rating	Current	Future
Very energy efficient - lower running costs 92-95% A			Very environmentally friendly - lower CO ₂ emissions 82-91% A		
91-91% B			81-91% B		
89-90% C			80-90% C		
85-89% D			75-80% D		
82-84% E			69-84% E		
81-81% F			61-79% F		
74-80% G			41-60% G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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