

# Town & Country

Estate & Letting Agents



**5 Gorse Close, Ruabon, LL14 6BZ**

**Offers In The Region Of £165,000**

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this well maintained three bedroom, modern family home set on a popular development on the outskirts of Ruabon. The property has two reception rooms, modern kitchen and en suite facilities. To the outside there is a driveway and corner plot gardens. Ruabon is a short distance away with shops and amenities, whilst Wrexham town is a short ten minute drive away with good road links to larger towns and cities.

### Directions

From our Oswestry office take the Gobowen road out of the town. At the roundabout turn first left and head towards Wrexham. Follow the road along onto the bypass. After passing the service station on the left take the next turning off signposted Ruabon. Turn left and follow the road along for approximately 200 metres before turning left onto New Hall Road. Follow this road along to the mini roundabout and turn first left onto the development. Take the second left and then follow the road around to the right. Continue along turning left onto Gorse Close where the property will be found on the left hand side.

### Hallway

Having wood flooring, radiator, part glazed door to the front and doors leading to the cloakroom and the lounge.

### Cloakroom

The cloakroom is fitted with a low level w.c., wash hand basin, vinyl flooring, extractor fan, radiator and a window to the side.

### Lounge 13'3" x 12'5" max (4.04m x 3.80m max)



The lounge has a bay window to the front, radiator, wood flooring, stairs leading to the first floor and a door to the kitchen. There is an archway leading onto the dining room.

### Additional Photo



### Dining Room 10'4" x 6'5" (3.16m x 1.98m)



The dining room has wood flooring, radiator and patio doors leading out to the rear garden.

### Kitchen 10'3" x 8'3" (3.14m x 2.53m)



The kitchen is fitted with a range of base and wall units with work surfaces over, Hotpoint electric oven, gas hob, integrated extractor fan, part tiled walls, stainless steel one and a half bowl sink with a mixer tap over, plumbing for a washing machine, vinyl flooring, a window to the rear, part glazed door to the side, under stairs cupboard and a space for a fridge/ freezer.

### First Floor Landing

The landing has a window to the side, loft hatch, storage cupboard and doors leading to the bedrooms and the bathroom.

**Bedroom One 11'11" x 9'0" (3.65m x 2.76m )**



Having a window to the front, radiator, wood flooring and a door leading to the en suite.

**En Suite**



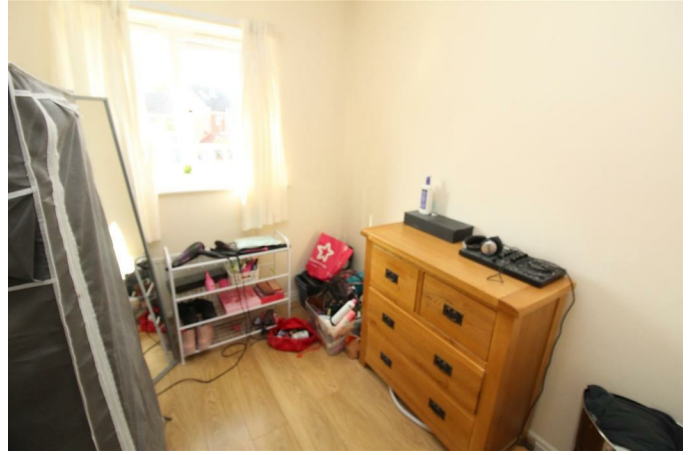
The en suite has a window to the front, radiator, low level w.c., wash hand basin, shower cubicle with a Triton electric shower, tiled vinyl flooring, spotlighting and an extractor fan.

**Bedroom Two 8'8" x 8'7" (2.66m x 2.64m)**



Having a window to the rear, radiator and wood flooring.

**Bedroom Three 7'5" x 6'0" (2.27m x 1.85m)**



Having a window to the rear, radiator and wood flooring.

**Family Bathroom**



The family bathroom has a panel bath, wash hand basin, low level w.c., tiled vinyl flooring, part tiled walls, radiator, spotlighting and an extractor fan.

**To The Front**

To the front a pathway leads to the front door with a canopy porch over. The gardens are lawned with a driveway at the side providing parking. Gated access leads to the rear garden.

## Rear Gardens



The rear garden is lawned with a patio area off the dining room. The garden is fully enclosed by fencing and there is a garden shed.

## Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

## To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Wrexham Country Council and we believe the property to be in Band D.

## Services

The agents have not tested the appliances listed in the particulars.

## Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

## Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

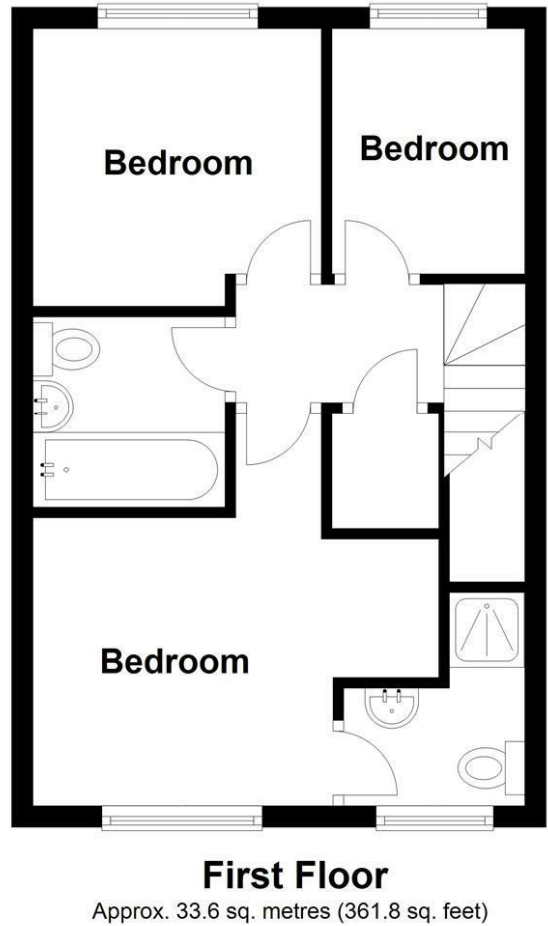
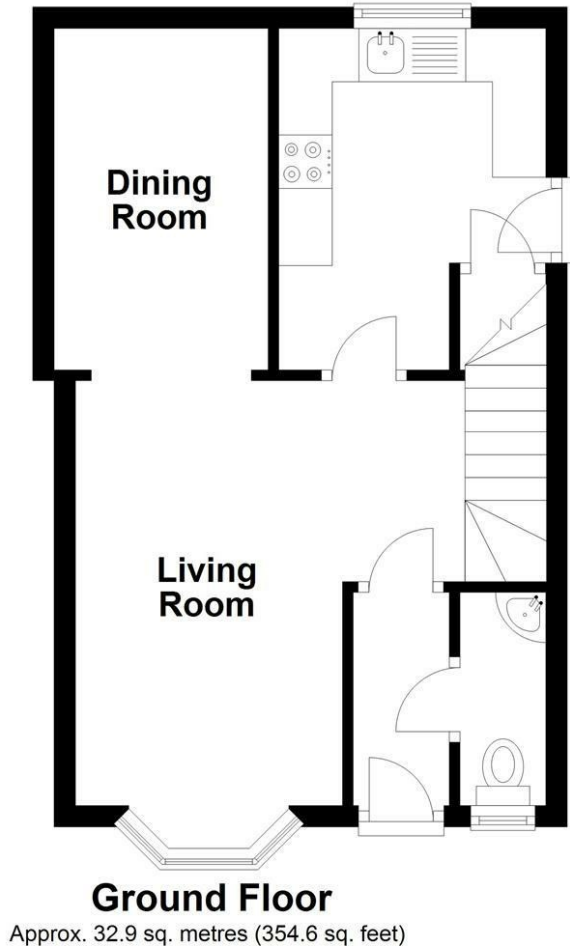
Saturday: 9.00am to 4.00pm

## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

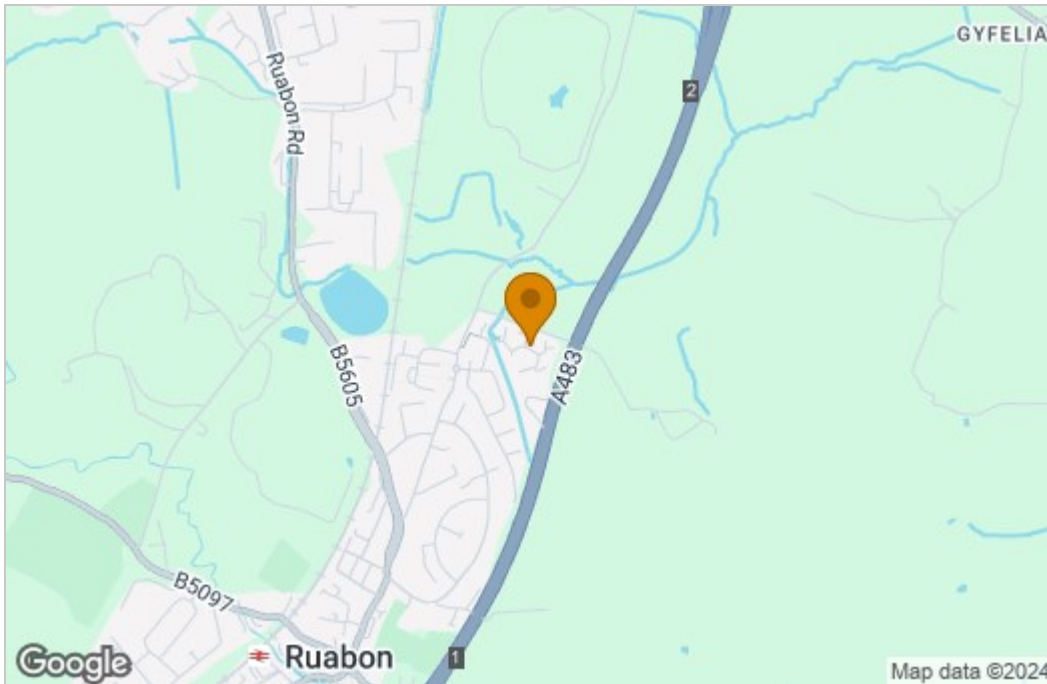
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Floor Plan

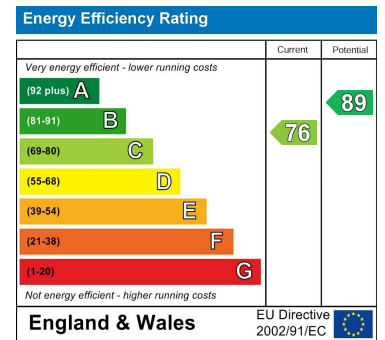


Total area: approx. 66.5 sq. metres (716.3 sq. feet)

## Area Map



## Energy Efficiency Graph



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