

# Town & Country

Estate & Letting Agents

Maes Y Llan Lane, Ruabon, Wrexham

£140,000



Situated within this popular village offering easy access to Wrexham, local motorway networks and having a host of day-to-day amenities close by. This three bedroom property benefits from gas central heating, UPVC double glazing and is available with a benefit of no onward chain. With internal accommodation comprising an entrance hall, living room, kitchen and side passageway/utility on the ground floor and a first floor landing offering access to all three bedrooms and the family bathroom. To the front of the property is a gravelled low maintenance garden whilst the rear garden is predominantly laid to lawn, with partially gravelled areas and has gated pedestrian rear access.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345



## Externally Front

To the front of the property as a low maintenance gold gravel garden enclosed by low fencing.

## Entrance Hall

The property is entered through an opaque UPVC double glazed front door which opens to an entrance hall with an open doorway to the side passage/utility and a door opening to the living room.



## Living Room

14'2 x 11'2

Having a bay window to the front elevation with a radiator below, a door opening to the kitchen and stairs rising to the first floor accommodation.



## Kitchen

11'8 x 11'8

Fitted with light grey wall, base and drawer units complimented by stainless steel handles ample work surface space houses a stainless steel one and a half bowl sink unit with a mixer tap.

Integrated appliances, including oven, hob and extractor hood, two windows face the rear elevation, there is a radiator and a doorway opening to the side passage/utility

## Utility/ Side Passageway

14'7 x 5'5

With a radiator, wall mounted gas Combi boiler and UPVC opaque double glazed door opening to the rear garden.

## First Floor Landing

With access to the loft, built in shelved cupboard and doors opening to all three bedrooms and the bathroom.



## Bedroom One

11' x 10'8

Two windows the front elevation, a built in cupboard and a fitted wardrobe.



## Bedroom Two

10'2 x 10' max

With a building covered window to the rear elevation and radiator.



## Bedroom Three

8'10 x 6'6

Windows to the front elevation with radiator below



## Bathroom

Installed with a white suite comprising a panel bath with mixer tap and thermostatic shower above, vanity unit housing wash hand basin with mixer tap, dual flush low level WC, partially tiled walls, two windows facing the rear elevation and recessed downlights.



## Rear Garden

Partially gravelled with a lawn and

shrub borders, an aluminium storage shed and covered seating area and timber rear access gate.

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