

Town & Country

Estate & Letting Agents

Wynnstay Gardens, Ruabon, Wrexham

£175,000



Forming part of this modern development and situated within a quiet cul de sac, this two bedroom townhouse enjoys the benefits of UPVC double glazing along with gas central heating and allocated parking with internal accommodation comprising in brief an entrance hall, cloakroom WC, kitchen, living room with conservatory and first floor landing offering access to a three-piece bathroom suite and to both bedrooms the larger of which enjoys en-suite facilities

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Location

Wynnstay Gardens, situated in Ruabon, Wrexham, offers a delightful and convenient living experience. This charming end terrace property enjoys proximity to local amenities, including shops, parks, restaurants, and healthcare facilities, ensuring residents' daily needs are met. Families benefit from access to nearby primary and secondary schools, while excellent transport links, including the A483 and Ruabon Railway Station, facilitate easy commuting to neighbouring towns and cities. Moreover, the presence of local bus services and accessibility to airports like Liverpool John Lennon and Manchester Airport enhance connectivity.

Externally Front

Opposite the property is allocated off-road parking. Small artificial lawn to the front of the property, timber side access leading to the rear garden and an above door canopy porch and courtesy light.

Entrance Hall

The property is entered through double glazed front door opening to entrance hall with a ceramic tiled floor, radiator, stairs rising to the first floor accommodation and doors opening to the cloakroom WC, kitchen and living room.

Cloak Room WC

5'3 x 3'

With a ceramic tile floor, wash hand basin with tiled splashback, a flush low level WC, a radiator and an opaque window facing the front elevation.



Kitchen

8'6 x 7'

Installed with a range of shaker style wall, base and drawer units complimented by stainless steel handles. Ample work surface space housing a stainless steel single drainer sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless-steel oven, hob and extractor hood. There is space for a tall fridge freezer, space and plumbing for washing machine, a ceramic tile floor and window facing the front elevation.



Living Room

14'10 x 14'3

With engineered oak flooring, and under stairs storage cupboard, radiator and a double glazed door opening to the conservatory.



Conservatory

13'8 x 11'4

Constructed of a low brick wall with UPVC double glazed frame, a radiator and door opening to the rear garden.

First Floor Landing

With access to the loft, built in over stairs store cupboard housing the Worcester gas combination boiler and doors off to both bedrooms and to the bathroom.

Bedroom One

14'3 x 9'6 max

Two windows facing the rear elevation with radiators below and a door opening to the ensuite shower room.



Ensuite Shower Room

7' x 3'7

Installed with a three-piece white suite comprising shower enclosure with panel walls and thermostatic shower and extractor fan above, a low level WC, pedestal wash hand basin, partially tiled walls with ceramic tiled floor, a

radiator, panelled ceiling with recessed downlights and then opaque window facing the side elevation.



Bedroom Two

7'3 x 9'8

Window faces the front elevation with a radiator below.



Bathroom

5'7 x 6'5

Installed with a white three piece suite comprising a panel bath with electric shower above along with a protective screen, a dual flush low level WC, pedestal wash hand basin, partially tiled walls with radiator, opaque window faces the front elevation set within the ceiling are recessed downlights and an extractor fan.



Rear Garden

Having gated side access leading to a low maintenance garden with an artificial lawn enclosed by a combination of brick walling and timber fencing.

Services

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

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount

may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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 must 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.

