

# Town & Country

Estate & Letting Agents

Wynnstay Gardens, Ruabon, Wrexham

Offers Over £200,000



Forming part of this modern development, ideally situated for easy access to Wrexham, Llangollen, local motorway networks and a host of day to day facilities and amenities, this well presented three bedroom semidetached home, available with the benefits of no onward chain and having both gas central heating and UPVC double glazing. With accommodation in brief comprises an entrance hall with cloakroom WC off, kitchen, living room and a dining room with UPVC double glazed French doors opening to the rear garden. The first floor landing offers access to a family bathroom and to three bedrooms, the principal of which enjoys en-suite facilities. Externally, to the front of the property is driveway parking leading to a single garage and timber gated access to a predominantly lawned garden with paved pathways and patio area all enclosed by a series of timber fence panels

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## Externally Front

Directly to the front of the property is a small garden along with off-road parking leading to a single garage. Above the front door is a canopy and courtesy light. Timber gated side access leads into the rear garden.

## Entrance Hall

The property is entered through an opaque double glazed front door opening to timber laminate flooring, stairs off rising to the first floor accommodation with a storage cupboard below, a radiator and doors opening to the cloakroom WC, kitchen and living room.



## Cloakroom WC

Installed with a white dual flush low level WC along with a wash hand basin and radiator and an opaque window facing the front elevation.



## Kitchen

10' x 7'3

The kitchen is installed with range of

shaker style wall, base and drawer units complimented by ornamental handles with woodgrain effect work surfaces 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 and plumbing for a washing machine, a radiator and a window facing the rear elevation.



## Living Room

14'3 x 8'3

With timber laminate flooring, a window facing the front elevation with a radiator below and glazed double doors opening to the dining room.



## Dining Room

9'4 x 7'4

With timber laminate flooring, radiator and UPVC double glazed French doors opening to the rear garden



## Bedroom One

14'3 x 7'10

Having a window facing the front elevation with a radiator below, door opening to the ensuite shower room and double doors opening to built-in cupboard.



## En Suite Shower Room

Installed with a corner shower enclosure with thermostatic shower and extractor fan above, a dual flush low-level WC and pedestal wash hand basin, partially tiled walls, radiator, downlights and window to the front elevation.



## Bedroom Two

8'2 x 9'5

Window to the rear elevation with radiator below.



## Bedroom Three

6'10 x 6'

Window to the rear elevation with radiator.



## Bathroom

Fitted with a white three piece suite comprising a panel bath with electric shower and protective screen above, pedestal hand wash basin and low level WC, partially tiled walls, radiator and an opaque window.

## Garage

A brick built, pitched roof semi detached garage, accessed from the front through an up and over door or from the side through a glazed and timber door and having power and light.



## Rear Garden

A timber side gate opens to a paved pathway leading to a paved patio area. The garden to the rear inside is predominantly laid to lawn and enclosed by a series of timber fence panels.

## 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

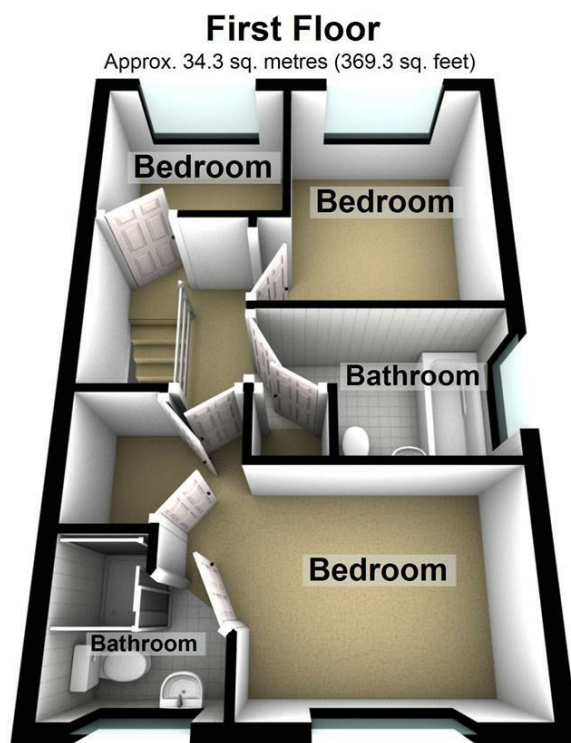
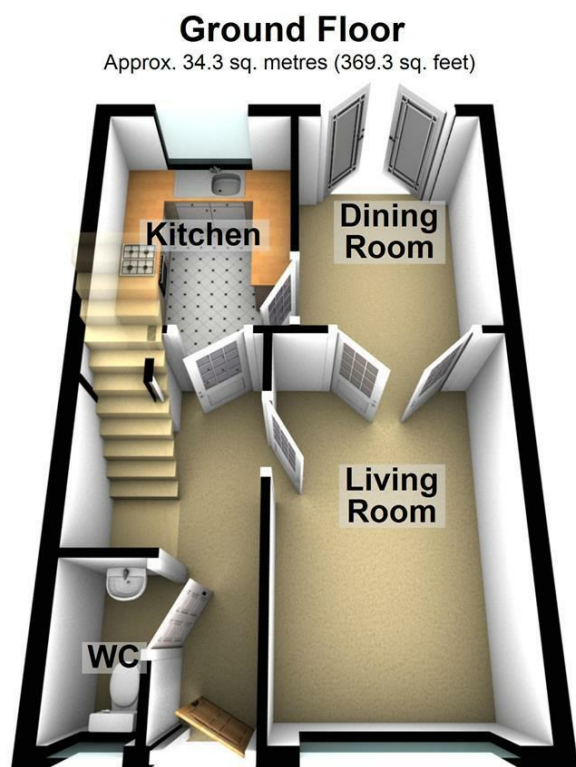
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies 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.



Total area: approx. 68.6 sq. metres (738.6 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>77</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.