

Town & Country

Estate & Letting Agents

Blackbrook Drive, Ruabon

£159,950



Situated on a modern development offering easy access to local motorway networks as well as a host of day-to-day amenities this two bedroom semi detached property benefiting from UPVC double glazing and gas central heating comprises of an entrance hall, a living room, a kitchen/dining room and a first floor landing offering access to both double bedrooms and a bathroom.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345



EXTERNALLY

The front of the property features a driveway that runs along the side of the property with a bark chip front garden and an outside light positioned to the side of the front door. The rear of the property can be accessed through a timber side access passageway that opens to a paved pathway and a lawned garden enclosed by a series of timber fence panels. The rear of the property also features having an external light and water supply.

ENTRANCE HALL

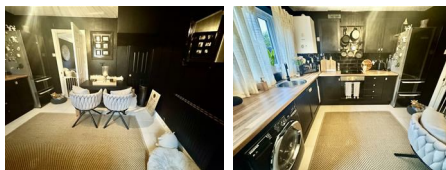
The property is entered through a double glazed front door which opens to timber laminate flooring, a radiator and a door that opens to the living room.



LIVING ROOM

13'10" x 11'8"

The living room features a UPVC double glazed window that faces the front elevation, a radiator, stairs that rise to the first floor accommodation with spindle balustrades and a doorway that opens to the kitchen/dining room.



KITCHEN/DINING ROOM

11'8" x 10'4"

The kitchen is fitted with a series of wall base and drawer units and features a wood grain effect worksurface space that houses a stainless steel single bowl sink unit. The integrated appliances include a stainless steel oven with an electric hob above. Other features of the kitchen comprise of a ceramic tiled floor, space and plumbing for a washing machine, an under stairs storage cupboard, a UPVC double glazed window, a wall mounted glowworm gas combination boiler and a double glazed back door that opens to the rear garden.

FIRST FLOOR LANDING

The first floor landing features a radiator, access to the loft space and doors that open to both bedrooms and to the bathroom.



BATHROOM

6 feet times 5'2"

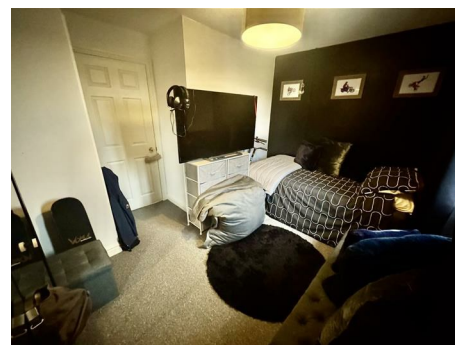
The bathroom is installed with a white three-piece suite comprising of a panel bath with a thermostatic shower, a dual flush low level WC, a ceramic tiled floor, partially tiled walls and a UPVC double glazed opaque window.



BEDROOM ONE

11'8" x 8'2"

This room features built in wardrobes, a radiator and a window that faces the rear elevation.



BEDROOM TWO

11'8" x 8 feet

This room features a built in cupboard, a window that faces the front elevation and a radiator.

Mortgage Advice (Wrexham)

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.

Services (Wrexham)

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

Tenure - Freehold

Council Tax band - C

To Make an Offer (Wrexham)

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

Viewings (Wrexham)

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

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.

