

# Town & Country

Estate & Letting Agents

Shellbrook Drive, Ruabon, Wrexham

£240,000



Forming part of a new development, this well presented three bedroom property is ideally located for easy access to local motorway networks and a host of day to day facilities. The property benefits from gas central heating and UPVC double glazing and in brief comprises of an entrance hall with a cloakroom W/C, a kitchen/dining room, a living room with a large conservatory overlooking the rear garden and a first floor landing offering access to the three bedrooms and to a four piece bathroom suite. Externally, the front of the property features lawned and shrubbed garden and a driveway to the side leading to a single garage. The rear of the property is enclosed and features a large decked patio area.

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## DESCRIPTION

Situated in the popular village of Ruabon, this three-bedroom detached house is the perfect family home, offering a blend of modern living and comfort, this home offers three bedrooms, a kitchen/dining area, a living room and a conservatory. The property also benefits from gas central heating and UPVC double glazing.

## LOCATION

Ruabon is a village located in the county borough of Wrexham, offering access to a host of day to day amenities, local motorway access, well sought after schools and enjoyable walks making it an in demand village.

## DIRECTIONS

Head north-west on Regent St towards King St, Regent St turns left and becomes Bradley Rd/A5152, Turn right onto Central Rd/A541, Turn left onto Regent St/A541, Continue to follow A541, At Plas Coch Roundabout, take the 2nd exit onto Mold Rd/A541, At the roundabout, take the 1st exit onto the A483 slip road to Oswestry, Merge onto A483, At junction 2, take the B5426 exit to Bangor on Dee/Bangor-is-y-coed, Turn right onto Johnstown Interchange/B5426, Continue to follow B5426, Turn left onto New Hall Rd, At the roundabout, take the 1st exit onto Shellbrook Dr, Destination will be on the left

## ENTRANCE HALL

14'8 x 5'6

The property is entered through a leaded opaque UPVC double glazed front door which opens to a ceramically tiled floor, a radiator, stairs with a spindle balustrade rising to the first floor accommodation and doors opening to the kitchen/diner, living room and cloakroom WC.



## CLOAKROOM W/C

The cloakroom W/C is installed with a low-level WC, a wash hand basin with a tiled splashback,

a ceramically tiled floor, a radiator and an opaque small window that faces the front elevation.



## KITCHEN/DINING ROOM

15'8 x 8'1

The kitchen is fitted with a range of light wood grain effect wall, base and drawer units complimented by stainless steel handles. There is ample work surface space that comprises of a one and a half bowl sink unit with a mixer tap and a tiled splashback. The integrated appliances of the kitchen include a double oven, a hob and an extractor hood. Other features of the kitchen include a housing cupboard for the Worcester gas combination boiler, space and plumbing for a washing machine. Ceramically tiled flooring, a radiator, a window that faces the front elevation and an opaque UPVC double glazed door that opens to the side elevation of the property.



## LIVING ROOM

14'2 x 11'3

The living room features a light oak effect laminate flooring, a radiator, a double glazed timber frame window that opens to the conservatory alongside a patio door which also opens to the conservatory.



## CONSERVATORY

15'3 x 11'8

The conservatory is a large area with a ceramically tiled floor constructed of a low brick wall with a UPVC double glazed frame incorporating French doors which open to the rear garden.

## FIRST FLOOR LANDING

The first floor landing features a continuation of the banister and balustrades from the entrance hall. There is a window that faces the side elevation, access to the loft, a radiator, a built-in shelved storage cupboard with a radiator and doors opening to all three bedrooms and the bathroom suite.



## BEDROOM ONE

8'7 x 12'4

This room features a window that faces the rear elevation, a radiator, a range of fitted wardrobes, luggage cupboards and shelves.



## BEDROOM TWO

12'1 x 7'4

This room features a window that faces the front elevation and a radiator.



## BEDROOM THREE

9'5 x 6'

This room features a window that faces the front elevation, a radiator and a light oak effect laminate flooring.



## BATHROOM

The bathroom is fitted with a white three piece suite comprising of a panel bath with a mixer tap and a hand held shower unit, a pedestal wash hand basin and a low level WC. Other features of the bathroom include partially tiled walls, ceramically tiled flooring, an opaque window and a extractor fan facing the side elevation.



## GARAGE

16'1 x 8'3

The garage features a power and light source and is accessed through an up and over garage door. Inside the garage is an opaque window that faces the rear elevation.

## EXTERNALLY

The property is approached over driveway parking that leads to a single garage alongside a lawned and shrubbed garden with outside lighting, timber side access and a canopy above the front door leading to a well presented rear garden comprising of a paved patio area, lawned and shrubbed gardens, outside lighting and a large deck patio area to the rear all of which is enclosed by a series of timber fence panels.

## 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: E

## 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.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<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.