

Town & Country

Estate & Letting Agents

New High Street, Ruabon, Wrexham

Offers In Excess Of
£330,000



Situated on a generous plot in the heart of this popular village, this detached home offers easy access to Wrexham, motorway links, and local amenities. The light and spacious interior includes an entrance hall with a cloakroom WC, a living room, sitting room, dining room, and a wood grain-effect fitted kitchen with integrated appliances, leading to a utility room. Upstairs, the landing provides access to three bedrooms and a modern four-piece bathroom. Externally, the property features a lawned front garden with ample parking and turning space. Timber side access leads to a rear garden with artificial lawn, a raised decked seating area, and a further lawned section.

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DESCRIPTION

Situated on a substantial plot at the heart of this popular village, offering easy access to Wrexham, local motorway networks, and a range of day-to-day amenities and facilities. This detached property boasts light and spacious internal accommodation, including an entrance hall with a cloakroom WC, a living room, a sitting room, and a dining room with a large open throughway leading to a wood grain-effect fitted kitchen with various integrated appliances. Another open throughway leads to a utility room. The first-floor landing provides access to all three bedrooms and a generous-sized modern four-piece bathroom suite. Externally, to the front of the property is a lawned garden with ample parking and turning space along the front and side. Timber side access leads to the rear garden, which is partially laid with artificial lawn and features a raised decked covered seating area, with a predominantly lawned garden beyond.



LOCATION

Ruabon is a well-connected village in Wrexham County, offering a blend of rural charm and modern convenience. It features local shops, pubs, highly regarded schools, and historic landmarks like St. Mary's Church and the Wynnstay Estate. With its own railway station and easy access to the A483, Ruabon provides excellent transport links to Wrexham, Chester, and beyond. Surrounded by beautiful countryside, it offers scenic walks, cycling routes, and nearby attractions such as the Pontcysyllte Aqueduct and Chirk Castle. Combining a strong community, great amenities, and superb connectivity, Ruabon is an ideal place to call home.



ENTRANCE HALL

16'7 x 8'1

A uPVC double-glazed front door opens into an inviting entrance hall with a ceramic tiled floor, a radiator, a meter cupboard, and stairs rising to the first-floor accommodation, featuring a banister and spindle balustrades. Opaque glazed doors lead to the living room, sitting room, dining room, and cloakroom WC.



CLOAKROOM WC

Fitted with a white suite comprising a low-level WC and a wash hand basin, along with ceramic tiled flooring, panelled walls and ceiling with recessed downlights, a radiator, and a small opaque window to the side elevation.



LIVING ROOM

14'6 x 12'4

Featuring a bay window facing the front elevation with a radiator below, ceiling mouldings, and a ceramic tiled fireplace with an ornate Adam-style surround.



SITTING ROOM

12'5 x 11'9

With two radiators, ceiling mouldings and a textured ceiling, an electric fire with a marble hearth and an ornate Adam-style surround, and patio doors opening to the rear garden.



DINING ROOM

10'4 x 8'8

The ceramic tiled flooring from the entrance hall continues into the dining room, which features a window facing the side elevation, a radiator below, and an open throughway into the kitchen.



KITCHEN

11'8 x 10'4

The kitchen is fitted with an array of light wood grain-effect wall, base, and drawer units complemented by stainless steel handles, with ample work surface space housing a 1½ bowl stainless steel single drainer sink unit with a mixer tap. Integrated appliances include a double oven, a stainless steel four-ring gas hob with an extractor hood above, a dishwasher, and a fridge/freezer. The floor is ceramic tile in a slate effect, the walls are fully tiled, and windows face both side elevations. Additional features include a radiator, a uPVC panelled ceiling with recessed downlights, and an open throughway leading to the utility room.

UTILITY ROOM

10'4 x 4'5

Fitted with base units and a work surface above, along with plumbing for a washing machine. The flooring continues with the slate-effect ceramic tiles from the kitchen. A window faces the rear elevation, and there is a wall-mounted Worcester gas combination boiler (recently installed). A uPVC double-glazed door opens to the rear garden.

FIRST FLOOR LANDING

The banister and spindle balustrades continue from the entrance hall to a landing with a moulded ceiling and an opaque window to the side elevation. Doors lead to all three bedrooms and the bathroom.



BEDROOM ONE

14'6" x 10'4"

Fitted with a range of wardrobes running along the length of one wall with four sliding mirrored doors. A bay window faces the front elevation, with a radiator below.



BEDROOM TWO

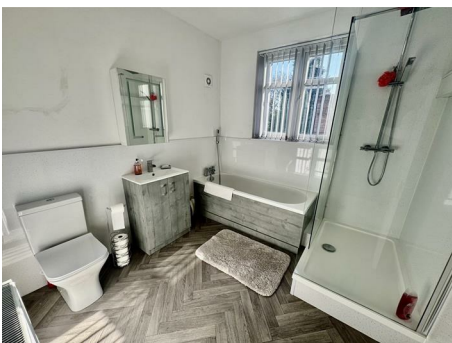
12' x 12'2"

Features a shower enclosure installed in the corner, fully tiled with an electric shower, as well as a range of fitted wardrobes with bedside cabinets, corner units, and a luggage cupboard canopy. A uPVC panelled ceiling with recessed downlights is fitted, and a window with a radiator below faces the rear elevation.

BEDROOM THREE

8'2" x 7'8"

Features a window facing the front elevation, with a radiator below.



BATHROOM

8'2" x 8'6"

A generous-sized bathroom, installed with a modern four-piece suite comprising a panelled bath with a waterfall-style mixer tap and an integrated handheld shower extension, an

oversized shower enclosure with a dual-head thermostatic shower, a dual-flush low-level WC, and a wash hand basin inset into a vanity unit with a waterfall-style mixer tap. The walls are PVC panelled, and additional features include a radiator, an extractor fan, and a window facing the rear elevation.



EXTERNALLY

To the front of the property is a low brick wall with iron railings, a lawned garden, and ample driveway parking and turning space positioned along the front and side of the property. There is timber side access to the rear garden, along with outside lighting.



GARAGE

22' x 15' (approx)

With timber doors to the front, a single-glazed timber-framed window to the rear, and power and lighting.

Services (Wrexham)

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

Tenure: Freehold

Council Tax Band E: £2680.00

Viewings (Wrexham)

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

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.

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.

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.

