

Town & Country

Estate & Letting Agents

Spinney Walk, Ruabon

£175,000



Offering easy access to Wrexham, Oswestry, and Llangollen, as well as local motorway networks and a range of nearby amenities, this two-bedroom semi-detached property forms part of a modern development. The accommodation briefly comprises an entrance hall, living room, kitchen/dining room, and first-floor landing with access to two bedrooms and a bathroom. Externally, there is a small slate-chipped front garden, a driveway running alongside the property, and timber side access to a south-westerly facing rear garden with a paved patio and established lawn. The property is available with the benefit of no onward chain.

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ENTRANCE HALL

The property is entered through a single-glazed timber panel front door, which opens to a laminate floor. There is a radiator, stairs rising to the first-floor accommodation, and a door leading to the living room.



LIVING ROOM

15'3" x 9'7"



KITCHEN/DINING ROOM

12'8" x 8'2"

FIRST FLOOR LANDING

With doors off to both bedrooms and the bathroom.



BATHROOM

8'5" x 6'0"

Comprising a fitted airing cupboard, a white panelled bath with electric shower over, a coloured low-level WC, and a pedestal wash basin. Partially tiled walls, a radiator, and a double-glazed window to the rear elevation complete the space.



BEDROOM ONE

12'6" x 9'6"

Includes a built-in wardrobe, a double-glazed window to the front elevation, and a radiator.



BEDROOM TWO

11'4" x 6'5"

With a double-glazed window to the rear elevation and a radiator.



EXTERNALLY FRONT

To the front of the property is a slate-chipped garden with driveway parking to the right-hand side. There is timber side access leading to the rear garden, and above the front door is a canopy with a courtesy light.



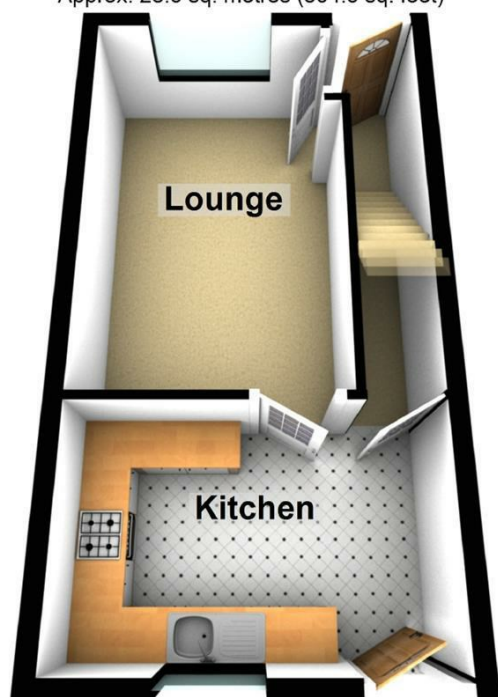
REAR GARDEN

The rear garden enjoys a sunny south-westerly orientation and features a

patio area, timber shed, outside light and tap, and a mature lawned garden with a scattering of plants, shrubs, and trees. The garden is enclosed by timber fence panels.

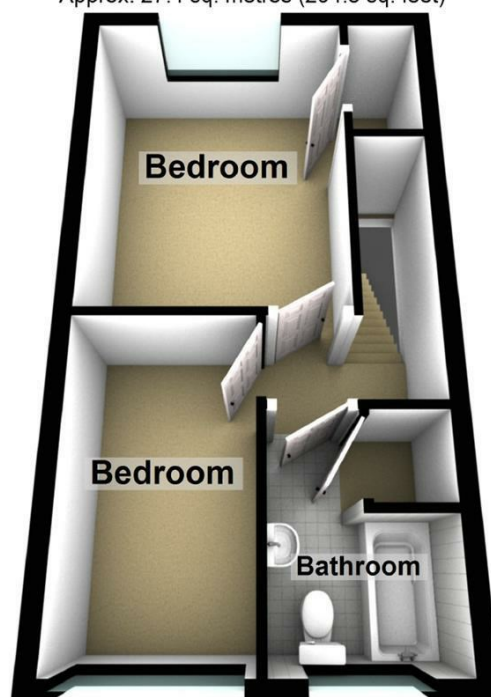
Ground Floor

Approx. 28.3 sq. metres (304.5 sq. feet)



First Floor

Approx. 27.4 sq. metres (294.5 sq. feet)



Total area: approx. 55.6 sq. metres (599.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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