

# Town & Country

Estate & Letting Agents

Llwyn Bach, Ruabon, Wrexham

£175,000



A well-presented two-bedroom home offering modern interiors and easy-to-maintain outdoor space, ideal for first-time buyers or investors.

The accommodation comprises an entrance hall, a bright and inviting living room with a bow window, and a recently fitted kitchen complete with integrated appliances and access to the rear garden. To the first floor are two bedrooms and a contemporary bathroom fitted with a three-piece suite and shower over bath.

Externally, the property benefits from driveway parking to the front and an enclosed, low-maintenance rear garden enjoying a sunny aspect.

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## DESCRIPTION

A well-presented two-bedroom home offering modern interiors and low-maintenance outdoor space, ideal for first-time buyers or investors.

The property includes an entrance hall, a bright living room with a bow window, and a recently fitted kitchen with integrated appliances and access to the rear garden. To the first floor are two bedrooms and a modern bathroom with a three-piece suite and shower over bath.

Externally, there is driveway parking to the front and an enclosed, low-maintenance rear garden enjoying a sunny aspect.



## ENTRANCE HALL

With woodgrain-effect laminate flooring, radiator, and stairs rising to the first-floor accommodation. A door leads through to the living room.



## LIVING ROOM

45'11" x 26'2" x 32'9" x 0'0"

Featuring woodgrain-effect laminate

flooring and a bow window to the front elevation, allowing for good natural light, with a radiator positioned below. A door leads through to the kitchen.



## KITCHEN

12'6" x 8'0"

An attractive, recently fitted kitchen comprising a range of shaker-style wall, base, and drawer units with complementary work surfaces. Incorporates a resin single bowl sink unit with mixer tap.

Integrated appliances include a stainless steel oven, hob, and extractor hood, along with a fridge freezer, washing machine, and dishwasher.

A tall fitted cupboard houses the gas boiler. There is continuation of the laminate flooring from the living room, a radiator, and an under-stairs storage cupboard. A window overlooks the rear elevation, and an opaque UPVC double-glazed door provides access to the rear garden.

## FIRST FLOOR LANDING

Providing access to both bedrooms and the bathroom.



## BEDROOM ONE

11'6" x 9'4"

With a bow window to the front elevation, radiator below, and a built-in wardrobe.



## BEDROOM TWO

10'10" x 6'3"

With a window to the rear elevation and radiator below.



## BATHROOM

7'9" x 5'7"

Fitted with a modern white three-piece suite comprising a panelled bath with mixer tap and electric shower over with

protective screen, a dual flush low-level WC, and a vanity unit with wash hand basin and mixer tap.

Walls are partially tiled, with a chrome heated towel rail, an opaque window to the rear, and a shelved airing cupboard.



## EXTERNAL

Accessed via a timber gate, the side garden leads to a low-maintenance white gravel seating area with an aluminium storage shed and raised wooden planters.

The rear garden is predominantly paved, with slate chip borders and a flower bed, all enclosed by timber fencing. The garden benefits from a sunny orientation and includes an external water supply.



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## Services (Wrexham)

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

## 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.

## 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.

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