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Maelor Place, Ruabon, Wrexham

Offers In The Region Of £330,000

Tucked away within a quiet cul-de-sac, just a short stroll from the heart of this popular village, this light and spacious four-bedroom detached family home enjoys an excellent position close to a wide range of local amenities, well-regarded primary and secondary schools, and convenient motorway links. The property benefits from uPVC double glazing and gas central heating throughout. The accommodation comprises an entrance hall, study, spacious kitchen/dining room fitted with an extensive range of white wall, base, and drawer units, a generous living room opening into a superb orangery extending almost the full width of the property with views over the rear garden, together with a utility room and cloakroom/WC. To the first floor are four well-proportioned bedrooms, including a principal bedroom with en suite shower room, and a stylish modern four-piece family bathroom. Externally, the property offers ample gravel off-road parking to the front, leading to the single garage. Timber gates on either side provide access to the beautifully landscaped rear garden, which has been lovingly maintained by the current owners and features lawned gardens, mature planted borders, gravel and paved seating areas, an ornamental pond, pergola, and a wealth of established shrubs and trees, creating an ideal outdoor space for both relaxation and entertaining.

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DESCRIPTION

Situated within a quiet cul-de-sac in a popular village location, this detached four-bedroom family home offers spacious and versatile accommodation throughout. The property benefits from a living room, kitchen/dining room, orangery, study, utility room, family bathroom, en suite to the principal bedroom, off-road parking, a single garage, and enclosed rear gardens.

LOCATION

Maelor Place is a residential cul-de-sac located within the village of Ruabon, near Wrexham. The village offers a range of everyday amenities, including shops, schools, healthcare facilities, and a railway station, with convenient road links providing access to Wrexham, Oswestry, and the A483.

ENTRANCE HALL

7'0" x 6'6"

The property is entered through an opaque composite double-glazed front door, opening into the entrance hall with ceramic tiled flooring. Doors lead to the kitchen/dining room and study.

STUDY

7'8" x 5'6"

With wood-effect laminate flooring, a radiator, and a window to the front elevation.

KITCHEN/DINING ROOM

19'5" x 11'6"

Featuring a continuation of the ceramic tiled flooring from the entrance hall, the kitchen is fitted with a range of white wall, base, and drawer units complemented by stainless steel handles and ample work surface space. There is a stainless steel one-and-a-half bowl sink with an adjustable mixer tap and tiled splashback. Integrated appliances include two single ovens, an electric hob with extractor hood over, and a fridge and freezer. There is also space and plumbing for a dishwasher. Additional features include a radiator, a window overlooking the orangery, and an open walkway leading into the orangery. Doors provide access to the living room and utility room, while the staircase rises to the first-floor accommodation.

UTILITY ROOM

9'3" x 4'5"

Having ceramic tiled flooring, a fitted work surface with space and plumbing for a washing machine, and space beneath for a tumble dryer. A uPVC double-glazed door opens to the side elevation. There is also a radiator, a side-facing window, and a door leading to the cloakroom/WC.

CLOAKROOM W/C

4'6" x 2'6"

Fitted with a dual-flush low-level WC and pedestal wash hand basin. The floor is ceramic tiled, and there are opaque windows to the side and rear elevations.

LIVING ROOM

19'0" x 11'5"

A spacious reception room with wood-effect laminate flooring, a front-facing window with radiator beneath, and an open walkway leading into the orangery.

ORANGERY

32'8" x 12'4"

Constructed on a low brick base with wraparound uPVC double-glazed windows, integrated French doors, and a glazed roof incorporating skylights and recessed ceiling spotlights. Wood-effect laminate flooring continues throughout, and a log-burning stove is positioned in the corner, creating an attractive focal point.

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BEDROOM ONE

14'1" x 9'10" (measurements include en suite)

A generous principal bedroom with a rear-facing window and radiator beneath. A door leads to the en suite shower room.

BEDROOM THREE

12'7" x 7'9"

Another dual-aspect bedroom with windows to the front and side elevations and a radiator.

FIRST FLOOR LANDING

With a front-facing window, white balustrade with spindle staircase, and doors leading to four well-proportioned bedrooms and the family bathroom.

ENSUITE SHOWER ROOM

Fitted with a corner shower enclosure with thermostatic shower, dual-flush low-level WC, and corner wash hand basin with mixer tap and tiled splashback. The floor is porcelain tiled, and recessed ceiling spotlights include an integrated extractor fan.

BEDROOM FOUR

11'6" x 8'2"

With a front-facing window and radiator beneath.

BATHROOM

8'0" x 7'2"

Appointed with a modern white four-piece suite comprising a corner shower enclosure with thermostatic shower, panelled bath with Victorian-style mixer tap and handheld shower attachment, dual-flush low-level WC, and pedestal wash hand basin with mixer tap. The floor is finished in porcelain tiles, the walls are partially tiled, and there is a heated towel rail. An opaque rear-facing window provides natural light, while recessed ceiling spotlights include an integrated extractor fan.

BEDROOM TWO

11'0" x 8'2"

A dual-aspect double bedroom with windows to the side and rear elevations and a radiator.

GARAGE

A single garage accessed from the front via an up-and-over door, benefiting from power and lighting.

EXTERNALLY

Double timber gates open onto a generous gravel driveway providing ample off-road parking. The front garden features mature shrub beds, hedging, and established trees. Timber side gates on

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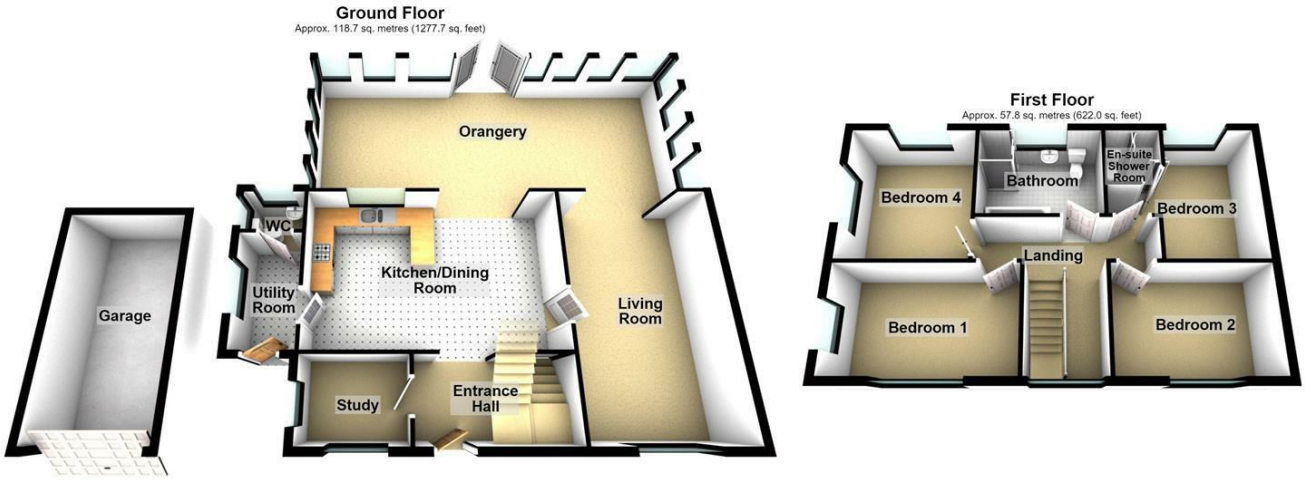

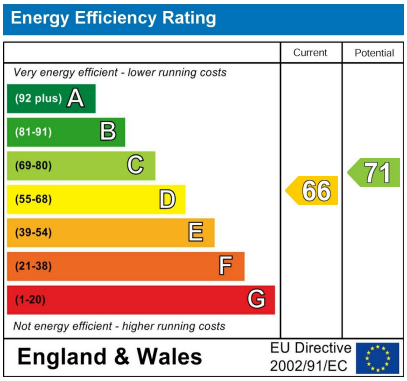

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