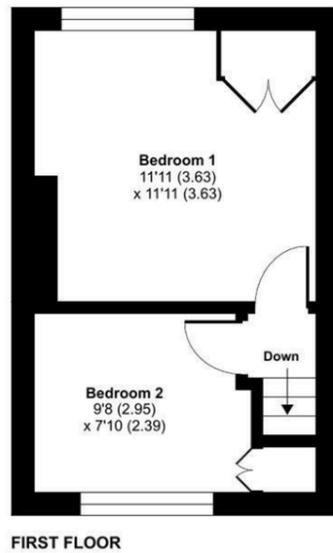
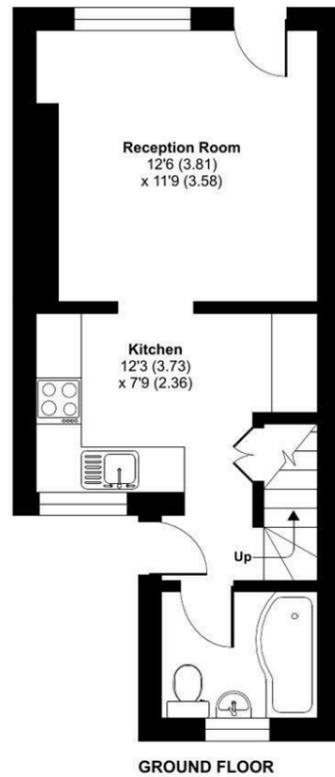


FOR SALE

4 Mount Pleasant, Ruabon, Wrexham, LL14 6DT



Approximate Area = 565 sq ft / 52.5 sq m
For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nXchem 2026. Produced for Halls. REF: 1424478



FOR SALE

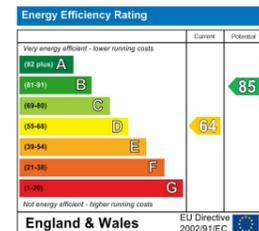
Offers in the region of £179,995

4 Mount Pleasant, Ruabon, Wrexham, LL14 6DT

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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Wrexham (6 miles), Llangollen (6 Miles), Oswestry (10 miles)

(All distances approximate)



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- **Comprehensively Modernised**
- **Period Cottage**
- **Sympathetically Presented**
- **Charm & Character**
- **Generous South-Facing Gardens**
- **Village Centre Location**

SITUATION

4 Mount Pleasant is situated within the popular village of Ruabon and enjoys a convenient proximity to a number of day to day amenities, including Supermarket, Schools, Public Houses, Church, as well excellent transport links, including Ruabon railway station and regular bus services to surrounding towns, with the thriving county centre of Wrexham conveniently situated around 6 miles to the north and providing a comprehensive range of recreational, educational, and cultural attractions.

SCHOOLING

The property lies within a convenient distance to a number of well-regarded educational establishments, including Ysgol Rhiwabon, Rhosymedre Junior, Ysgol Acrefair, Cefn Mawr Primary School and St.Marys Primary.

THE PROPERTY

The property is accessed from the rear courtyard via the back door, where stairs rise to the first floor. To the right, the Family Bathroom is fitted with a modern suite comprising a panelled bath, with an overhead shower, low-flush WC, and hand basin. To the left, the Kitchen features a range of base and wall units with work surfaces over and double Belfast sink with a window overlooking the rear patio. An archway leads through to the Living Room, which benefits from a front door opening to the garden, a wood-burning stove set on a raised hearth with brick surround, a secondary glazed window to the front elevation, and exposed ceiling timbers.

Stairs rise from the Entrance Hall to a first floor Landing, from where access is provided into two Bedrooms, with the Master boasting an array of integrated wardrobes, exposed wooden flooring and a window onto the front elevation. Bedroom Two benefits from a good sized over stairs store cupboard and a further cupboard housing the gas combination boiler.

OUTSIDE

To the fore of the property are generously proportioned gardens which boast a desirable southerly aspect, this allowing for maximum sunlight and making them wonderful external complement to the home. The gardens, as the cottage, have been subject to significant improvement works by the current vendor and currently feature expanses of lawn joined by attractive seating areas, alongside a partially constructed Summer House which, once completed, could serve a variety of onward usages.

The rear gardens have been designed with ease of maintenance in mind, with a single door opening from the rear Hall exiting onto an attractive paved area, this rising, via steps, to a path which leads to the communal parking bays.

THE ACCOMMODATION COMPRISES

- Ground Floor -
Entrance Hall:
Kitchen 3.73m x 2.36m
Living Room: 3.81m x 3.58m
Family Bathroom:

- First Floor -
Bedroom One: 3.63m x 3.63m
Bedroom Two: 2.95m x 2.39m

W3W

///quieter.handsets.aspect

DIRECTIONS

From the A539 take the exit signposted Whitchurch/Llangollen. At the roundabout take the first exit onto the A539 and continue for approximately 0.2 miles to the next roundabout. Take the fourth exit onto the B5605 and proceed for about 0.4 miles before turning left onto Church Street/B5097. Continue for approximately 0.2 miles and turn right onto Mount Pleasant, where 4 Mount Pleasant will be found a short distance along on the left hand side, identified by a Halls 'For Sale' board.

SERVICES

We understand that the property has the benefit of the mains water, electricity, gas and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

Wrexham Borough Council, The Guildhall, Wrexham LL11 1AY.

COUNCIL TAX

The property is shown as being within council tax band 'C' on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.