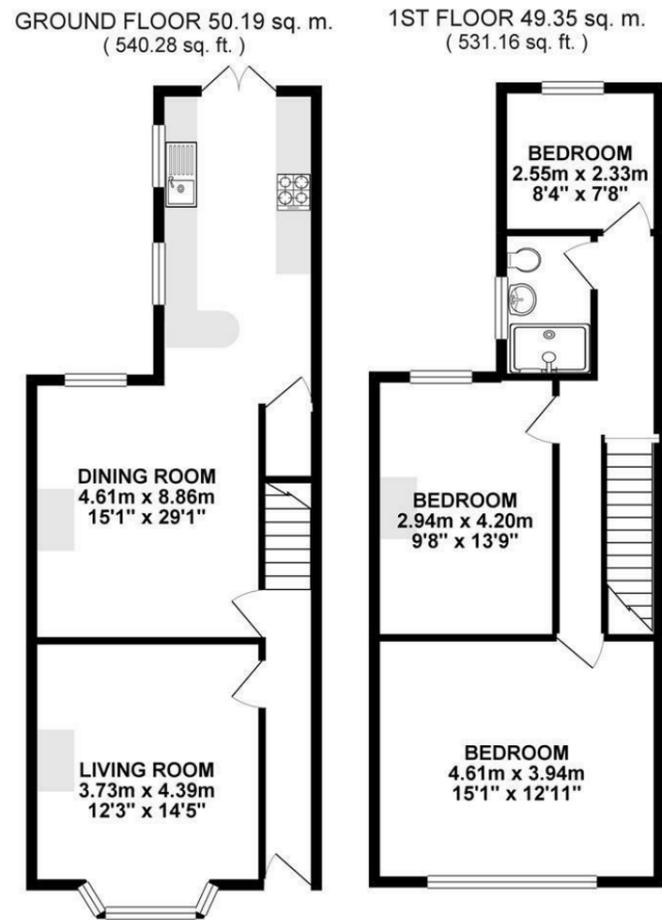


TO LET

54 Ruabon Road, Wrexham, LL13 7PH



TOTAL FLOOR AREA: 99.54 sq. m. (1071.44 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2020



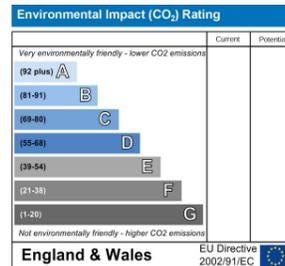
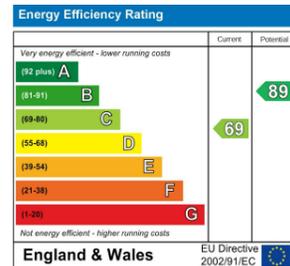
TO LET

£1,000 Per Calendar Month

54 Ruabon Road, Wrexham, LL13 7PH

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.



An extended and recently modernised three-bedroom period home boasting over 1,000 sq ft of well presented living accommodation alongside easily maintained gardens, conveniently situated in a popular residential location within walking distance of the city centre.



01691 622602

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



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- Recently Modernised
- Over 1,000 sq ft
- Period Home
- Easy Care Gardens
- Available Long Term
- Convenient Location

DESCRIPTION

Ruabon Road is a popular location conveniently placed for access to the city centre, which can be reached, by foot, in around 10 minutes and provides an impressive array of facilities, including Supermarkets, Hospital, Restaurants, Public Houses, and a range of independent and national Stores. Access to the wider area is provided by the central train station and the A483 which leads north towards Chester.

The property has recently been subject to a scheme of improvement works, with improved decor complemented by a newly installed first floor shower room. The living accommodation extends to over 1,000 sq ft, with a comfortable Living Room joined by an open-plan Dining Room/Kitchen to the rear, these leading up to three well proportioned bedrooms.

The property boasts easily maintained rear gardens which comprises a concrete seating area leading on to a slightly elevated gravelled bed.

THE ACCOMMODATION COMPRISES

- Ground Floor -
 Entrance Hall:
 Living Room: 3.73m x 4.39m
 Dining Room: 3.66m x 4.21m
 Kitchen: 5.10m x 2.54m

- First Floor -
 Bedroom One: 4.61m x 3.94m
 Bedroom Two: 2.94m x 4.20m
 Bedroom Three: 2.55m x 2.33m
 Shower Room:

SERVICES

The property is understood to benefit from mains water, drainage, electric, and gas.

LOCAL AUTHORITY

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

COUNCIL TAX

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

TERMS

The property will be offered on an initial six month Occupation Contract, however, longer term occupants are preferred.

Pets to be declared prior to viewing.

N.B.

Certain items of furniture may be available for purchase if desired.

VIEWINGS

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

