



**30 New Hall Road, Ruabon, Wrexham, LL14 6AS**

**Price £185,000**

A spacious 3 bedroom semi detached house with good sized garden and private parking for 2-3 cars conveniently located within walking distance of the excellent range of amenities the village has to offer including schools, train station and shops.

The accommodation has the benefit of gas fired central heating via a combi boiler and Upvc double glazing and briefly comprises a Upvc part glazed entrance door opening to the hall with stairs to 1st floor landing and cloaks/w.c. off. Lounge with an open aspect to the dining room with French doors leading to the rear garden. Fitted kitchen with a range of base and wall cupboards and work surface areas. The 1st floor landing connects the 3 bedrooms, 2 of which are doubles with feature cast iron fireplaces. The shower room is appointed with a modern white suite with walk in shower. To the front of the property is the driveway providing parking for 2-3 cars and a gated path to the rear garden which is ideal for families with a patio and lawned area beyond, all of which is enclosed. NO CHAIN. Energy Rating - C (71)

## LOCATION

Located within the popular and sought after Village of Ruabon which offers an excellent range of day to day shopping facilities and social amenities including Dentist, Pubs, The Wynnstay Hotel and St Marys Church. There is a regular public transport service into the busy tourist town of Llangollen and Wrexham as well as a popular train station for those needing to commute to Wrexham and the surrounding areas. The A483 by-pass which links Wrexham, Chester and Oswestry is only a short distance away therefore providing good access to the major commercial and industrial centres of the region. The village has the benefit of both primary and Secondary Schools together with picturesque countryside walks.

## DIRECTIONS

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## ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

## HALLWAY

With stairs to first floor landing, upvc double glazed window, radiator and upvc part glazed external door.

## CLOAKS/W.C

Appointed with a low flush w.c, wash basin, upvc double glazed window and tiled flooring.

## LOUNGE 11'9" x 10'2" (3.6m x 3.1m)

Upvc double glazed window to front, radiator, picture rail and an open aspect to:

## DINING ROOM 12'1" x 11'9" (3.7m x 3.6m)

Upvc double glazed French doors leading to the rear garden, radiator and storage cupboards in recess.

## KITCHEN 9'2" x 7'2" (2.8m x 2.2m)

Appointed with a range of base and wall cupboards complimented by work surface areas incorporating a four ring electric hob with oven/grill below and stainless steel extractor hood above, stainless steel single drainer sink unit, plumbing for washing machine, part tiled walls, upvc double glazed window overlooking the rear garden, radiator and Worcester gas combination boiler.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

## LANDING

With upvc double glazed window, ceiling hatch to roof space and four panel doors off.

## BEDROOM ONE 11'9" x 10'2" (3.6m x 3.1m)

Upvc double glazed window, cast iron feature fireplace and radiator.

## BEDROOM TWO 12'1" x 11'9" (3.7m x 3.6m)

Upvc double glazed window overlooking the rear garden, radiator and feature cast iron fireplace.

## BEDROOM THREE 12'5" x 7'2" (3.8m x 2.2m)

Upvc double glazed window to rear and radiator.

## SHOWER ROOM

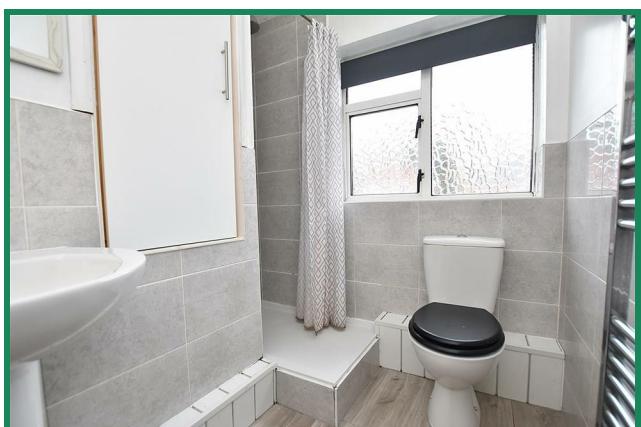
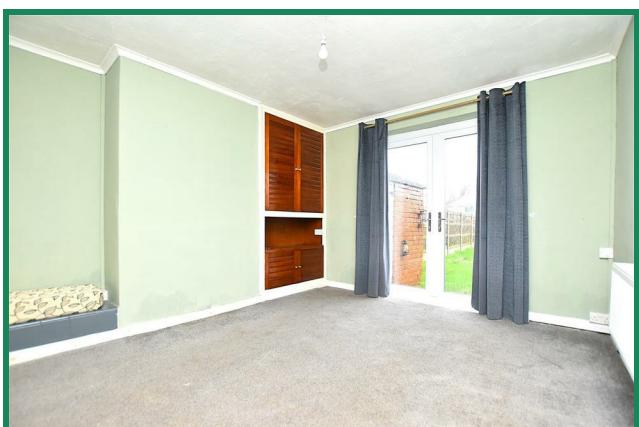
Appointed with a pedestal wash basin with mixer tap, low flush w.c, shower area with mains thermostatic shower and Drench style shower head, upvc double glazed window, chrome heated towel rail and part tiled walls.

## OUTSIDE

To the front of the property is a private driveway providing parking for 2-3 cars. A lockable gated path leads to the rear garden which features a patio area with good sized lawned area beyond, timber fencing, brick built store shed with electric power and additional garden shed.

## PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions. You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.



## Floor Plan

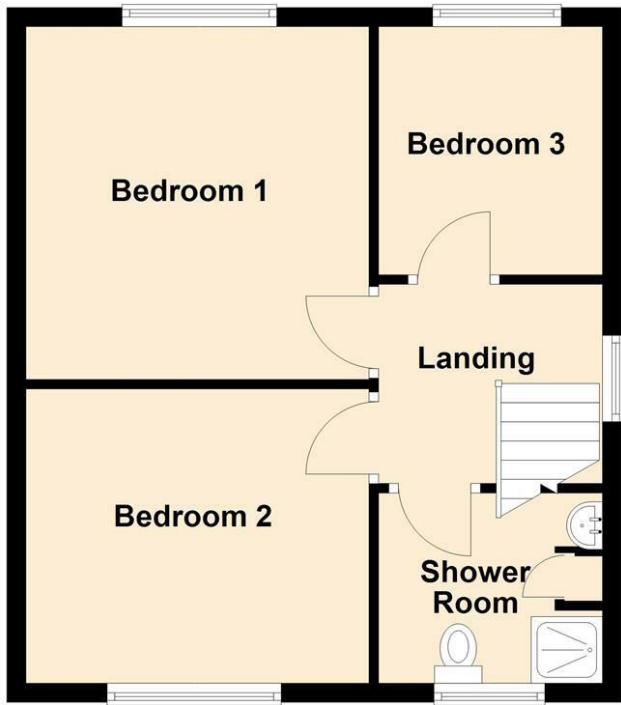
### Ground Floor

Approx. 41.8 sq. metres (449.9 sq. feet)

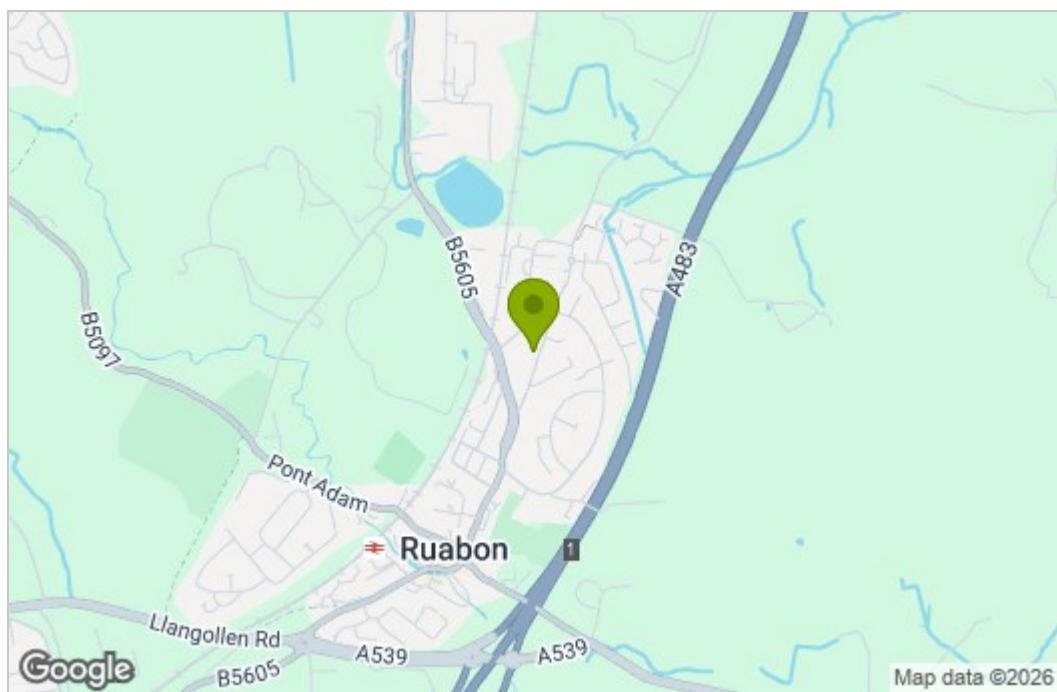


### First Floor

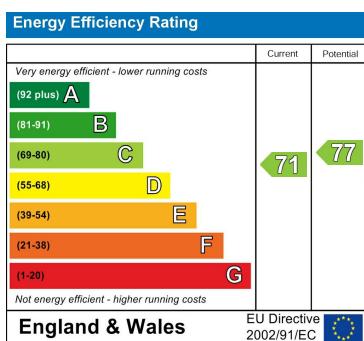
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## Area Map



## Energy Efficiency Graph



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