



1 Ruthin Road, Wrexham, LL13 7NU And 2 Ruabon Road, Wrexham, LL13 7PB
Price £195,000

Of interest to investors is this spacious 2 storey property of mixed use to include a 4 double bedroom house and ground floor shop with basement. The shop is tenanted at a rental of £8,400 per annum and the house is currently vacant allowing the new owner the opportunity of a potential HMO subject to the necessary consents.

The house briefly comprises a private entrance door to hall with stairs to 1st floor, good sized lounge and a modern fitted kitchen diner. The 1st floor landing connects the 4 double bedrooms and a modern shower room. Gas fired central heating via a Worcester boiler, Upvc double glazing and sprinkler system (not tested). To the outside is an enclosed yard shared between both the shop and house with access onto Ruthin Road. Property Energy Rating - E (53). Shop Energy Rating - D (88)

LOCATION

Located in a prominent corner position with excellent window frontage to both Ruabon Road and Ruthin Road, on the fringe of the city centre and within walking distance of a wide range of amenities including the Victorian Bellevue Park, with its sporting and recreational facilities, primary and secondary schools, supermarket, shops, restaurants and both train and bus stations. The Maelor Hospital is nearby together with the University. Good road links provide easy access to the commercial and industrial centres of the region including Chester and Shropshire.

DIRECTIONS

Proceed from Wrexham city centre along St Giles Way with the Parish Church on your right. At the traffic lights, turn left up the hill, continue until the turning for Ruthin Road will be observed on the right with the property being on the corner.

1 RUTHIN ROAD ACCOMODATION

ON THE GROUND FLOOR

PVC entrance door opening to:

HALLWAY

With staircase to first floor landing.

LOUNGE 13'9" x 11'5" (4.2m x 3.5m)

Two upvc double glazed windows overlooking Ruthin Road, radiator, central heating thermostat and connecting door to:

KITCHEN/DINER 17'4" x 12'1" (5.3m x 3.7m)

A spacious room with the kitchen area fitted with a modern range of base and wall cupboards complimented by wood effect work surface areas incorporating a 1 1/2 bowl stainless steel single drainer sink unit with mixer tap, two upvc double glazed windows, radiator, four ring electric hob with oven/grill below, concealed gas Worcester combination boiler, radiator, plumbing for washing machine and rear external access door to communal yard.



ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, radiator, mains wired smoke alarm and upvc double glazed window.

BEDROOM ONE 12'1" x 10'5" (3.7m x 3.2m)

Two upvc double glazed windows, radiator and mains wired smoke alarm.

BEDROOM TWO 12'1" x 10'5" (3.7m x 3.2m)

Two upvc double glazed windows, radiator and mains wired smoke alarm.

BEDROOM THREE 14'1" x 9'2" (4.3m x 2.8m)

Two upvc double glazed windows, radiator and mains wired smoke alarm.

BEDROOM FOUR 14'9" x 10'9" (4.5m x 3.3m)

Three upvc double glazed windows, radiator and mains wired smoke alarm.

SHOWER ROOM 7'10" x 6'6" (2.4m x 2m)

Appointed with a white suite of low flush w.c, pedestal wash basin with tiled splashback, shower cubicle with mains thermostatic shower and wipe clean wall panels, upvc double glazed window and radiator.



2 RUABON ROAD ACCOMMODATION

GROUND FLOOR SHOP WITH BASEMENT

Currently trading as Laz Barber Shop at a rental of £700 per calendar month. The lease is currently in the process of being renewed.

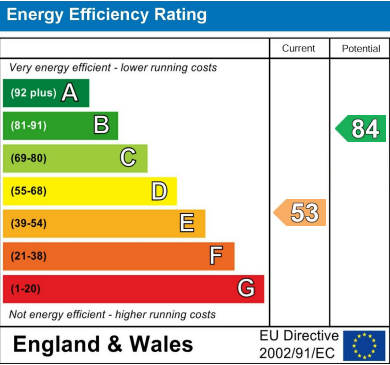
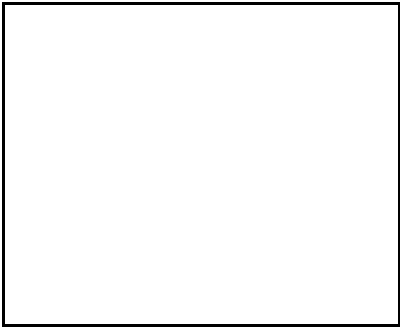
BARBER SHOP 20'11" x 15'3" approx (6.40m x 4.67m approx)

Together with basement

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.