



Old Cross Foxes Church Street, Ruabon, LL14 6DS

Price £270,000

A beautifully presented 3 double bedroom (1 en-suite) semi detached cottage with private drive offering lovely, charming features blended with modern day comforts to include an impressive open plan kitchen living area, exposed beams and log burners within each reception room. Situated within the pretty conservation area of Ruabon overlooking the historic church with a good range of shopping and social amenities nearby together with the train station. The accommodation briefly comprises an enclosed porch with feature triangular window, family sized dining room with inglenook style fireplace, well proportioned lounge with log burner and exposed brick and beams, stylish fitted kitchen sitting room with range cooker, central island and partial glass roof within the sitting area providing an excellent degree of natural light, useful store cupboard with plumbing for washing machine and a separate cloaks/w.c. The 1st floor landing connects the 3 double bedrooms with the principal bedroom having the benefit of an en-suite shower room. The family bathroom features a roll top free standing bath. Gas fired central heating via a combi boiler and double glazing. To the outside a private drive provides parking alongside an enclosed front decorative gravelled garden which could create further parking if required. To the side of the property is an enclosed patio area and store shed with power.

Epc rating D (66).

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 a dentist, highly regarded pubs, The Wynnstay Hotel and historic 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

From Wrexham proceed along the A483 by-pass in a Southerly direction taking the exit signposted Llangollen and Ruabon. At the next roundabout take the right hand turning and proceed across the next roundabout passing James Caravan Park on the left. At the next roundabout by Costa and Aldi, take third exit towards the village centre. Immediately after St Marys Church take the left turn onto Church Street and the property will be observed shortly after on the right.

ON THE GROUND FLOOR

Part glazed hardwood entrance door opens to:

ENCLOSED PORCH

Featuring a triangular top window light and double glazed window to side, coat hanging space and tiled flooring. Part glazed oak stable door opens to:

DINING ROOM 14'9 x 13'6 (4.50m x 4.11m)

Partial tiled flooring, staircase to first floor landing, log burner set within an Inglenook style fireplace with slate hearth, inset ceiling spotlights, exposed beams, double glazed window to front with oak sill, storage cupboard and radiator.

LOUNGE 14'9 x 12'3 (4.50m x 3.73m)

An oak cottage style door opens to the well proportioned reception room with double glazed window to front, log burner set within chimney breast with timber mantel, stone hearth and exposed brickwork, beam to ceiling, radiator and storage cupboard within recess.

KITCHEN/SITTING ROOM 19'1 x 13'3 (5.82m x 4.04m)

Beautifully appointed with a shaker style range of base and wall cupboards with flush fitting doors complimented by wood block work surface areas incorporating a ceramic 1 1/2 bowl sink unit with mixer tap, Range cooker set within chimney breast with extractor hood and timber beam above, plumbing for dishwasher, housing for fridge freezer, central island providing additional store cupboards and work surface areas, part glass panelled roof providing an excellent degree of natural light over the seating area, tiled flooring, inset ceiling spotlights, external composite stable door, radiator and useful storage cupboard with plumbing for washing machine.

CLOAKS/W.C

Appointed with a high flush Victorian style w.c, wash basin with tiled splashback and radiator.

ON THE FIRST FLOOR

Approached via the staircase from the dining room to:

LANDING

With Velux roof light window, ceiling hatch to roof space and oak cottage style doors off.

BEDROOM ONE 14'9 x 12'8 (4.50m x 3.86m)

Double glazed window to front, radiator, exposed brick chimney breast with ornamental grate, beams to ceiling, inset spotlights, radiator and cottage style door opening to:

EN-SUITE

Appointed with a low flush w.c, pedestal wash basin, shower enclosure with mains thermostatic shower and Drench style head, chrome heated towel rail, fully tiled walls, tiled flooring, inset spotlights and Velux roof light window.

BEDROOM TWO 13'2 x 11'0 (4.01m x 3.35m)

A dual aspect with double glazed windows to side and rear, radiator, inset ceiling spotlights, beams and Ideal gas combination boiler.

BEDROOM THREE 13'3 into recess x 8'3 (4.04m into recess x 2.51m)

Double glazed window to front, radiator, inset spotlights, beams to ceiling and storage cupboard with lighting.

BATHROOM

Beautifully appointed with a free standing roll top bath with central mixer tap and hand held shower take-off, w.c with concealed cistern, pedestal wash basin, chrome heated towel rail, double glazed window, inset ceiling spotlights, extractor fan, tiled flooring and timber wall panels to half height.

OUTSIDE

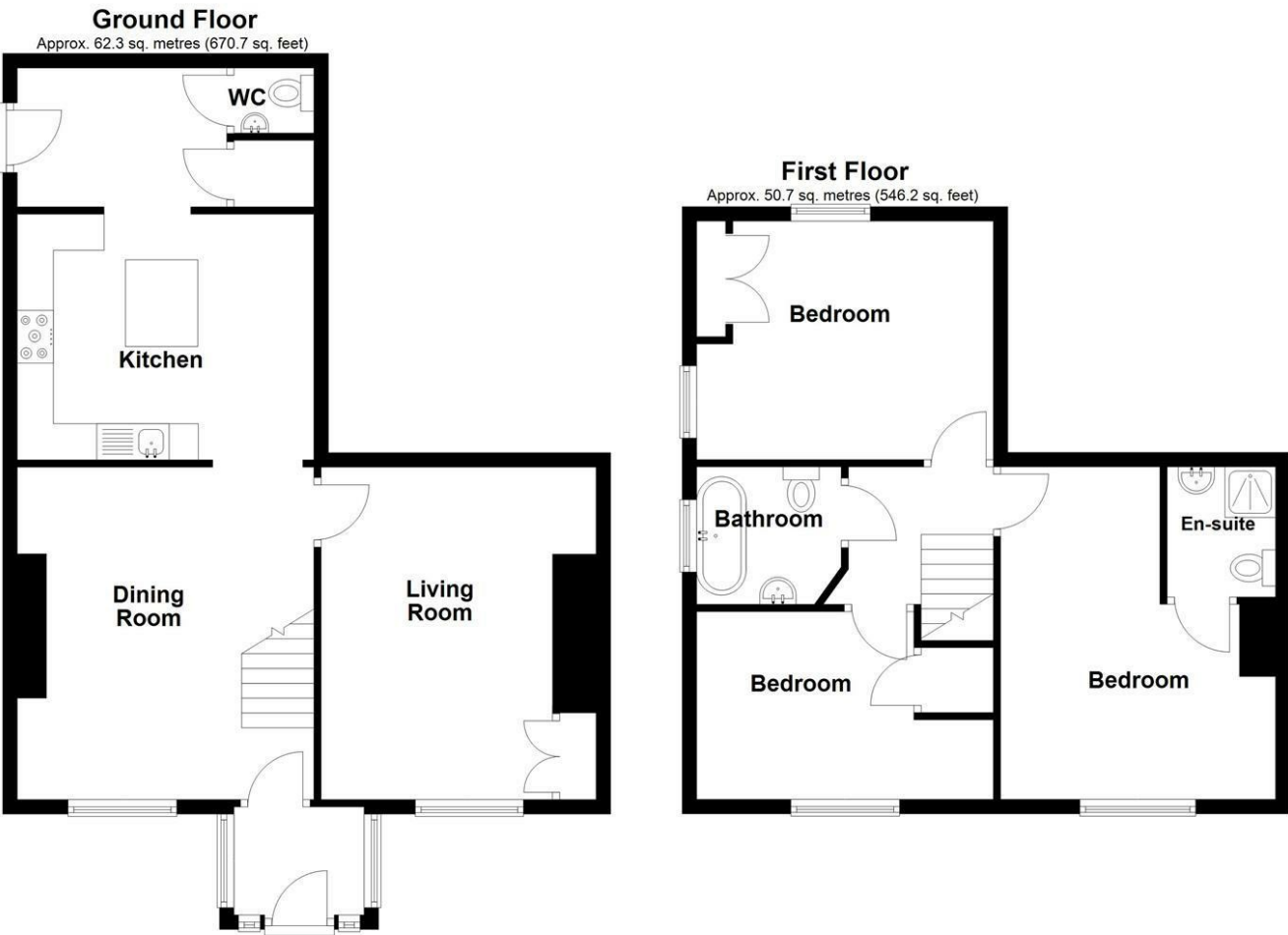
The property is approached along a private driveway with enclosed decorative gravelled front garden alongside previously providing additional parking. To the side of the property is a gated seating/patio area with garden shed having the benefit of power.

PLEASE NOTE

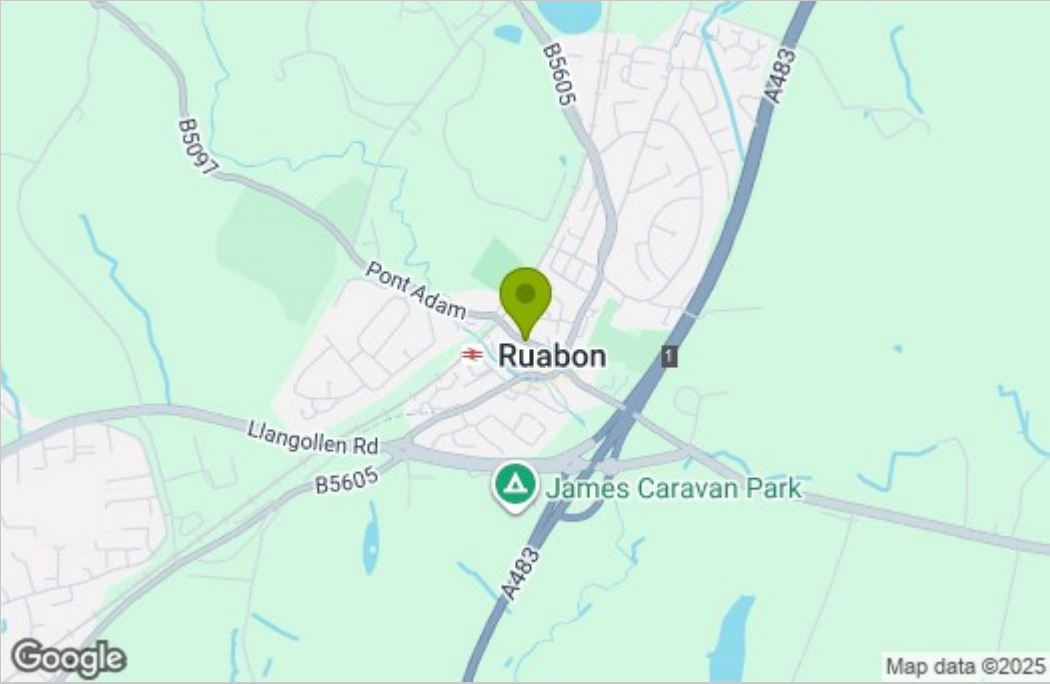
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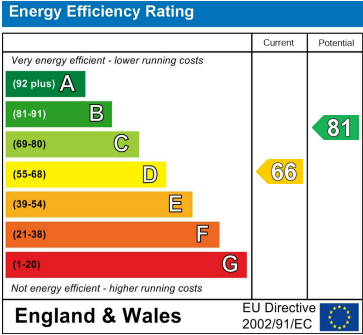
Floor Plan



Area Map



Energy Efficiency Graph



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