REID & ROBERTS

INDEPENDENT ESTATE AGENTS



10 Gorse Close

Ruabon, Wrexham, LL14 6BZ

£315,000

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To The Front
The property enjoys excellent kerb appeal, with a spacious frontage providing off-road parking for up to three vehicles. There is also a double garage, offering excellent additional storage or further parking potential, fitted with an electric up-and-over garage door.

Entrance Hallway
Entered via a UPVC double glazed entrance door, the hallway features vinyl flooring, two ceiling light points and a single panelled radiator. Doors lead off to the dining room/study, downstairs WC, kitchen and lounge, whilst carpeted stairs rise to the first floor accommodation.

Dining Room/Study
A versatile reception room featuring carpeted flooring, a ceiling light point and a single panelled radiator. A UPVC double glazed window to the front elevation provides natural light, offering an ideal space for either formal dining or those working from home.

Downstairs WC
Fitted with vinyl flooring, partially tiled walls, a wash hand basin with separate hot and cold taps and a low flush WC. Further benefits include a ceiling light point and a frosted double glazed window to the side elevation.

Kitchen
The kitchen comprises a range of wall and base units with drawer space, complemented by work surfaces incorporating a stainless steel sink with mixer tap and splashback tiling. Integrated appliances include an electric oven, four-ring gas hob with extractor hood over, fridge freezer and dishwasher. There is also space for a washing machine, a wall-mounted boiler, spotlights, vinyl flooring and a single panelled radiator. A UPVC double glazed window overlooks the rear elevation, whilst a door provides access to the rear garden.

Lounge
A spacious and bright reception room featuring carpeted flooring, a ceiling light point and a single panelled radiator. The room benefits from an attractive feature mantlepiece, whilst sliding doors provide access to the rear patio area, allowing plenty of natural light to flow through and creating an ideal space for relaxing and entertaining.

Landing
The landing provides access to all four bedrooms and the family bathroom, along with two useful storage cupboards. There is carpeted flooring, ceiling light point, single panelled radiator and loft access.

Principle Bedroom
A particularly spacious double bedroom featuring carpeted flooring, two UPVC double glazed windows to the front elevation, two single panelled radiators and a ceiling light point. A door leads through to the en-suite shower room.

En-Suite
Fitted with vinyl flooring and partially tiled walls, comprising a wash hand basin with separate hot and cold taps, low flush WC and a shower cubicle with shower attachment. Further benefits include spotlights, a single panelled radiator and a frosted double glazed window to the side elevation.

Bedroom Two
Another well-proportioned double bedroom comprising carpeted flooring, a ceiling light point and a single panelled radiator. A UPVC double glazed window overlooks the front elevation, with fitted shelving and a clothing rail providing additional storage.

Bedroom Three
A further double bedroom featuring carpeted flooring, a ceiling light point and a single panelled radiator. A UPVC double glazed window overlooks the rear elevation. The room also benefits from a fitted shelf and a clothing rail, providing useful storage.

Bedroom Four
A further double bedroom featuring carpeted flooring, a ceiling light point and a single panelled radiator. A UPVC double glazed window to the rear elevation enjoys views over the garden.

Family Bathroom
Fitted with vinyl flooring and partially tiled walls, comprising a panelled bath with separate hot and cold taps, wash hand basin with separate hot and cold taps, low flush WC and a separate shower cubicle with tiled walls and shower attachment. Further benefits include spotlights, a single panelled radiator and a frosted UPVC double glazed window to the rear elevation.

Rear Garden
The property boasts a particularly generous rear garden, mainly laid to lawn and offering plenty of outdoor space for families and entertaining. There are also two separate decking areas, providing ideal spots for relaxing and enjoying the warmer months. Side access is available to both sides of the property, leading through to the front elevation.

Misrepresentation Act.
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Money Laundering Regulations.
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Mortgage Advice.
Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

To Make An Offer.
Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Viewing Arrangements.
Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

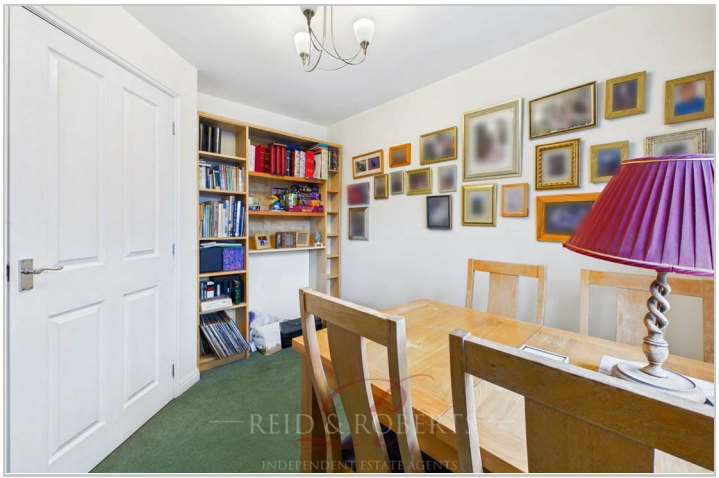
Services.
The agents have not tested the appliances listed in the particulars.

Loans.
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Hours Of Business.
Monday - Friday 9.15am - 5.00pm
Saturday 9.15am - 4.00pm

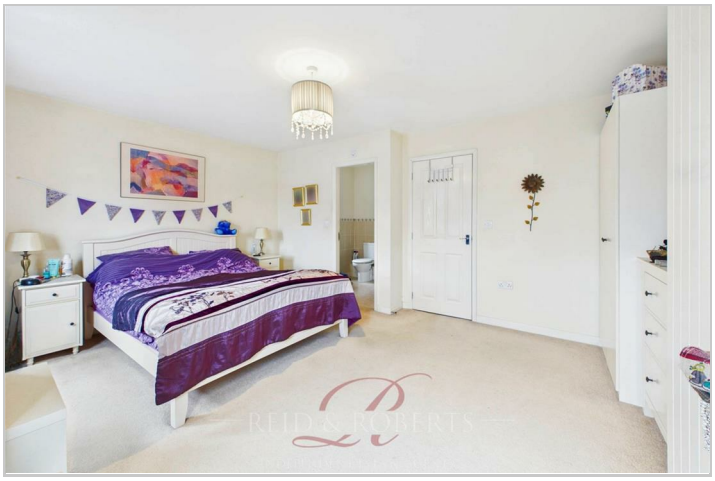
Tenure
We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

DISCLAIMER.
These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.









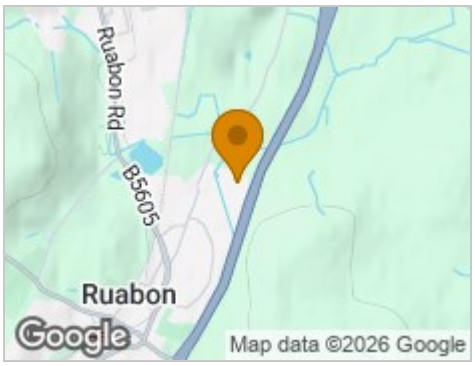
Road Map



Hybrid Map



Terrain Map



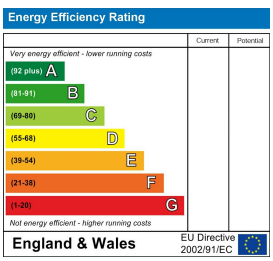
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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