



## 70 Ruabon Road

, Wrexham, LL13 7PH

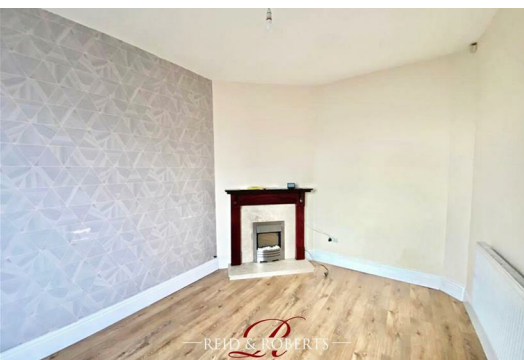
£150,000



Reid and Roberts are delighted to offer to the market this Deceptively Spacious Three Bedroom Property ideally located within easy walking distance to the Town Centre and available For Sale with NO ONWARD CHAIN.

The internal living accommodation comprises; Entrance Hallway, Reception Room, Lounge, Newly fitted Kitchen, landing area, Three Bedrooms and Bathroom/wc. Externally there is an enclosed forecourt to the rear with gated access. This property would suit a family looking to live close to the Town Centre or would be ideal for anyone looking at the buy to let market.

The property is situated within the Fairy Road Conservation Area. It is less than a mile equidistant between the Town Centre and the open walks available within the grounds of Erddig National Trust. There are day to day shopping facilities on Ruabon Road. Popular local Schools include Victoria and St. Giles Primary and St. Joseph's Secondary.



Entrance Hallway

Enter via hard wood door with stained glass and frosted window

Lounge 12'10" x 9'11" (3.925m x 3.029m)

Double glazed bay window to the front elevation, double panelled radiator, phone point, laminate effect flooring, feature fire surround housing electric fire with hearth.

Dining Room 13'4" x 11'10" (4.070m x 3.623m)

Double glazed window to the rear elevation, double panelled radiator, laminate effect flooring, coved ceiling with feature fire surround housing electric fire hearth.

Kitchen 13'9" x 7'4" (4.208m x 2.237m)

Newly fitted kitchen housing a range of wall and base units with granite effect worktop surfaces over with inset stainless steel sink unit with mixer taps over, space for washing machine or tumble dryer. 'Teknix' Gas oven with 4 ring Gas hob, laminate effect flooring, wood effect ceiling with fluorescent tube lighting over head.

Utility Room 7'6" x 7'0" (2.287m x 2.136m)

Double glazed window to the rear elevation, Wood effect work surface, space for washing machine or tumble dryer. wall mounted Worcester boiler. Double panelled radiator, laminate effect flooring, coved ceiling.

Door leading to: Rear garden

First Floor Accommodation

Landing Area

Doors leading to all bedrooms and family bathroom. loft access

Bedroom One 13'4" x 12'11" (4.066m x 3.956m)

Double glazed windows to the front elevation, double panelled radiator.

Bedroom Two 11'10" x 9'7" (3.612m x 2.922m )

Double glazed window to the rear, double panelled radiator.

Bedroom Three 7'4" x 8'0" (2.246m x 2.450m)

Double glazed window to the side elevation with double panelled radiator and coved ceiling.

Bathroom 7'2" x 4'4" (2.204m x 1.321m )

Three piece suite comprising with shower cubicle, low flush w.c, sink unit with taps over, fully tiled walls, double glazed frosted window to the side elevation and double panelled radiator. Tiled walls,

Outside

To the Front of the property there is a gated access which leads to steps that lead to the front entrance. To the Rear of the property there is a low maintenance garden area with gated access.

Additional Information

Council Tax band: C

Annual Price: £1,548

We have been informed by the Vendor that the Roof has been replaced in 2019 (Three years ago).

Broadband:

Basic: 16 Mbps

Superfast :80 Mbps

Ultrafast: 1000 Mbps

Viewings

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.

Offers.

TO MAKE AN OFFER - MAKE AN APPOINTMENT

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.

Mortgage Advice

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.

Loans

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

Services

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

Disclaimer

Whilst every effort has been made in compiling these particulars, no responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only. Any appliances mentioned have not been tested and Reid & Roberts accept no responsibility for there working order. Purchasers must satisfy themselves as to the correctness of these particulars prior to purchasing. They do not form any part of any sale or part contract of sale.

Opening Times

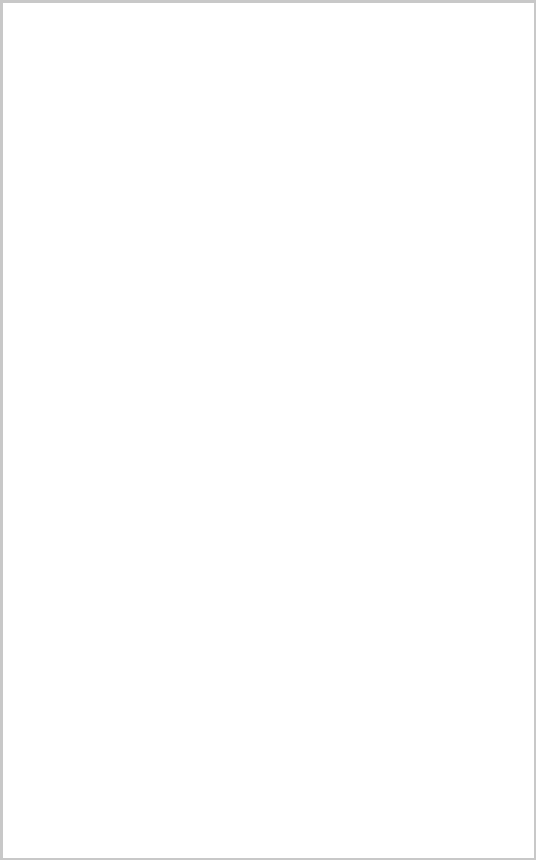
Hours Of Business - Monday - Friday 9.15am - 5.30pm

Saturday 9.15am - 4.00pm

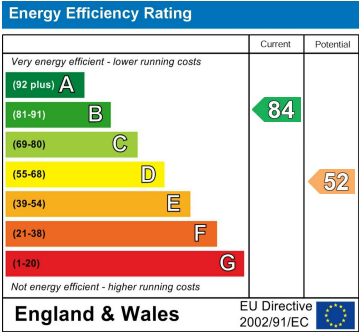
Area Map



Floor Plans



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.