



117 Ruabon Road

Wrexham, LL13 7RB

£195,000



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## To The Front

Low maintenance front garden enclosed by a low-level brick wall with a wooden gate providing access. A paved pathway leads directly to the entrance, creating a neat and welcoming arrival.

## Entrance Porch

3'4" x 4'1" (1.04 x 1.26m)

Entered via a UPVC front door into a convenient entrance porch, providing a practical space for coats and footwear. Carpeted flooring. Housing the electric fuse box.

## Entrance Hallway

5'4" x 13'1" (1.64 x 4.00m)

A welcoming hallway featuring wood effect laminate flooring and a single panelled radiator. Ceiling light point. Frosted window into the lounge allows natural light to flow through. Stairs rise to the first floor accommodation, with useful under stairs storage. Doors lead to the living room and dining room.

## Lounge

A spacious and versatile open plan living area, combining two interconnecting rooms to create a bright and inviting space. Wood effect laminate flooring runs throughout, complemented by a ceiling light point and two double panelled radiators.

The front lounge features a UPVC double glazed bay window, allowing plenty of natural light, and a electric fire with marble effect surround provides a cosy focal point. A frosted window into the hallway and a built-in TV storage stand add further practicality.

Flowing seamlessly from the front lounge, the second living space includes a UPVC double glazed window to the rear and an additional side window, bringing light from multiple angles. A built-in floor storage cupboard adds convenience, making this combined living area perfect for relaxing, entertaining, or enjoying family time.

Front Room- 3.56 x 4.65m

Second Living Space- 2.93 x 3.96m

## Dining Room

9'6" x 13'11" (2.91 x 4.25m)

Tiled flooring and a gas fire create a comfortable dining space. UPVC double glazed window to the side elevation. Ceiling light point. The room has ample space for a dining table and direct access to the kitchen and hallway, making it ideal for family meals or entertaining.

## Kitchen

9'6" x 10'6" (2.92 x 3.21m)

A modern, practical kitchen with tiled flooring and tiled splashbacks. Fitted wall, base, and drawer units with complementary work surfaces incorporating a 1.5 bowl composite sink with mixer tap. Integrated Beko oven with Hotpoint four-ring hob and Bosch extractor hood. Space for washing machine, fridge, and dishwasher. Ceiling light point. UPVC double glazed window to the side elevation and UPVC door to the rear garden. Double panelled radiator. A perfect space for preparing meals while overlooking the garden.

## First Floor Accomodation

5'5" x 12'11" (1.67 x 3.96m)

Carpeted flooring throughout the landing. Doors leading to all three bedrooms and bathroom. Two ceiling light points.

## Bedroom One

14'8" x 12'10" (4.48 x 3.93m)

A generous principal bedroom with wood-effect laminate flooring and two double panelled radiators. UPVC double glazed bay window and an additional front-facing window provide excellent natural light. Fitted wardrobes along two walls with overhead storage, shelving either side of the bed, and a vanity unit with additional storage. Ceiling light points either side of the bed. A comfortable and well appointed main bedroom.

## Bedroom Two

9'6" x 12'11" (2.92 x 3.94m)

A well proportioned second bedroom with wood-effect laminate flooring and a double panelled radiator. UPVC double glazed window to the rear elevation overlooking the garden. Ceiling light point. A comfortable and bright bedroom.

## Bedroom Three

9'5" x 7'1" (2.89 x 2.16m)

Wood effect laminate flooring and a single panelled radiator. UPVC double glazed window to the side elevation. Ceiling light point. Includes an airing cupboard housing the Worcester boiler. Flexible space suitable as a bedroom, office, or nursery.

## Bathroom

6'4" x 5'8" (1.94 x 1.73m)

Fully tiled walls and tiled flooring. Panelled bath with electric shower and handheld attachment. Low-level flush WC and wash hand basin with vanity unit and mixer tap. Wall-mounted heated towel rail. UPVC double glazed frosted window to the side elevation. Ceiling light point and loft access. A practical, and stylish family bathroom.

Tel: 01978 353000

### Rear Garden

A low-maintenance rear garden, mainly laid to paving, with a generous patio area ideal for outdoor seating. Enclosed by fencing for privacy and featuring a side gate providing access to the front. Raised planters add a touch of greenery, and the garden includes a useful outbuilding.

### Outbuilding

9'10",3'3" x 6'2" (3,01 x 1.89m )

A practical and useful outbuilding providing additional storage space, ideal for housing appliances such as a fridge, freezer, or dryer.

### 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.

### 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.

### 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.

### 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.

### 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.

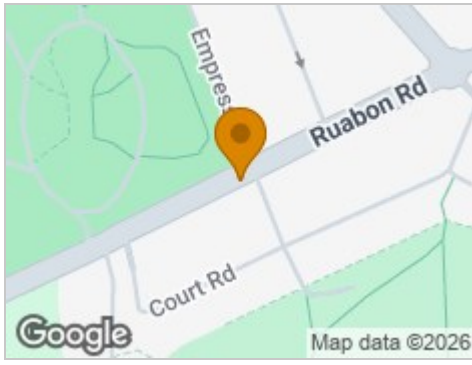
### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



## Road Map



## Hybrid Map



## Terrain Map



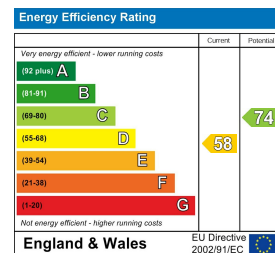
## Floor Plan



## 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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