



143 Pont Adam

, Ruabon, LL14 6EG

Asking Price £295,000



Reid and Roberts Estate Agents are delighted to offer to the market this Immaculately Presented and Extended Three/Four Bedroomed Detached Family Home situated on the popular residential district of Pont Adam in Ruabon.

Pont Adam Crescent is situated just outside the popular village of Ruabon which has an excellent range of local facilities for a village of its size. The property is still within easy motoring distance of the larger centres of Wrexham (6 miles), Oswestry (9 miles) and the county towns of Chester (17 miles) and Shrewsbury (26 miles), all of which, have a more comprehensive range of amenities of all kinds. Pont Adam Crescent is within walking distance to the local secondary School, Ysgol Rhiwabon.

The Property offers versatile living accommodation to briefly comprise Entrance Hallway, Lounge, Dining Area, modern fitted Kitchen, Utility Room, downstairs WC, Reception Room/Bedroom Four, and to the first floor there are Three Bedrooms and Family Bathroom. the property has the added benefit of gas central heating and UPVC double glazing throughout. Externally there is off road parking and Garage(part has been converted into utility) Gardens to the front and Rear. Viewing Highly Recommended.



Entrance Hallway

Upvc double glazed door to the front . Panel radiator with cover, Telephone point, tiled flooring, stairs to the first floor, door off to;

Lounge 14'4" x 12'0" (4.36 x 3.67)

UPVC double glazed window to the front elevation. Log effect gas fire on brick fire surround. Double panelled radiator. Laminated flooring. Television point. Archway leading into:

Dining Area 9'11" x 10'8" (3.02 x 3.24)

Upvc Patio doors leading to the rear garden, panel radiator, Laminate flooring, Tv ariel point, door leading into;

Kitchen 9'7" x 9'9" (2.93 x 2.98)

Housing a range of modern white high gloss wall, drawer and base units with worktop surfaces over, inset 1½ stainless steel sink unit with mixer taps over, Integrated 'Fagor' Oven with 4 ring electric hob and extractor hood above, splash back tiles, Built in storage cupboard with shelving, Under stairs storage, tiled flooring, Upvc double glazed window to the rear.

Utility Room 8'2" x 6'3" (2.49 x 1.91)

Housing wall units and inset stainless steel sink unit with work surfaces over, plumbing for washing machine, dishwasher and space for tumble dryer. Panel radiator, door leading into Garage.

Garage 10'0" x 8'0" (3.04 x 2.44)

With up and over door, power and lighting laid on. Please note that part of the garage has been converted to make the Utility,

Downstairs WC

Low level WC, Panel radiator.

Sun Room/Bedroom Four 16'9" x 8'10" (5.10 x 2.68)

Upvc double glazed windows to the rear and side elevation with Upvc Patio doors to the side elevation, panel radiator, coved ceiling and two ceiling lights.

Stairs to the First Floor

Landing Area

Upvc double glazed window to the side elevation, doors leading into Bedrooms and Bathroom, loft access, built in storage cupboard with shelving, cupboard wall mounted Worcester Combi Boiler

Bedroom One 12'8" x 12'1" (3.86 x 3.69)

UPVC double glazed window to the front elevation. Built in wardrobes with ample hanging space, shelving and above storage. And dressing area, Ceiling light point. Carpeted flooring. Television point. Panel radiator.

Bedroom Two 12'1" x 9'5" (3.69 x 2.86)

UPVC double glazed windows to the rear elevation. Built in sliding wardrobes with ample hanging and shelving space. Ceiling light point. Carpeted flooring.

Bedroom Three (exc wardrobes) 6'11" x 7'10" (2.12 x 2.39)

UPVC double glazed window to the front elevation. Built in wardrobes with ample hanging and shelving space. Ceiling light point. Carpeted flooring.

Family Bathroom

Three piece suite with a P shaped panelled bath with mains shower attached and curved shower screen over. Low level flush W.C. Wash hand basin set in a vanity unit with storage drawers. Shaver socket. Inset ceiling lights. Panelled radiator. UPVC double glazed frost window to the rear elevation.

Outside

To the Front

The front of the property which is approached via a driveway which offers Off Road Parking for 2 vehicles and leads to the integrated garage. There are neatly laid to lawn gardens.

To the Side

Gated access leads to the rear gardens

To the Rear

The rear garden area has been well maintained and improved by the present owner. It offers a great degree of privacy and sun throughout the day with a decked seating area perfect for entertaining, laid to lawn gardens, established trees and shrubberies and hedging to the boundaries.

Additional Information

Council Tax Band: E Annual Price: £2,128.28

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 - 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.

Mortgages

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

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 these 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.

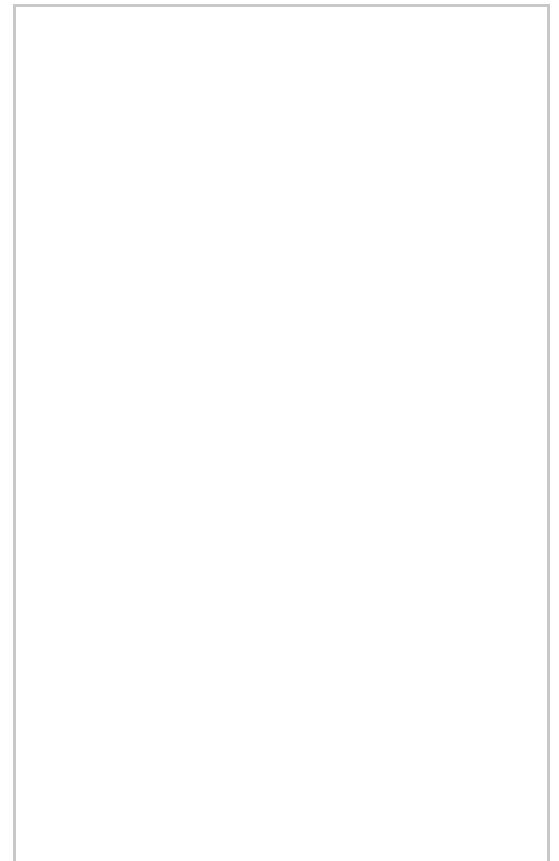
Hours of Business

Hours Of Business - Monday - Friday 9.15am - 5.30pm
Saturday 9.15am - 4.00pm


Area Map



Floor Plans



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC  | |

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.

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