



2 Duke Street

Ruabon, Wrexham, LL14 6DE

Open To Offers £149,500



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Entrance

Approached Via double glazed door going into:

Lounge

Featuring a double glazed window to the front elevation, gas fire set on a tiled hearth, double panelled radiator, exposed original ceiling beams, and open access into a Sitting Room and Kitchen. Staircase rises to the First Floor Accommodation.

Sitting Room

Double glazed window to the front elevation, log effect gas fire set on a tiled hearth, exposed beams, double panelled radiator, TV and telephone points.

Kitchen

Fitted with a stainless steel sink unit, space for an electric cooker, and plumbing for a washing machine. Boasting two double glazed windows to the rear elevation, original exposed beams, tiled flooring, and housing the wall-mounted 'Vaillant' boiler. Opening leads through to:

Rear Porch

With tiled flooring, ceiling light point, built-in storage cupboard with shelving, and a door providing access to the Rear Garden.

Stairs to the First Floor

Landing with double panelled radiator, loft access, and doors leading to all bedrooms and bathroom.

Bedroom One

Double glazed window to the front elevation, original cast iron fireplace, ceiling light point, double panelled radiator and a walk-in wardrobe with hanging rail.

Bedroom Two

Double glazed window to the front elevation, double panelled radiator, and a beautiful feature cast iron fireplace.

Bedroom Three

Double glazed window to the rear elevation, double panelled radiator and ceiling light point.

Bathroom

Fitted with a panelled bath, low-level flush WC, wash hand basin, a range of built-in storage cupboards and shelving, cast iron fireplace, ceiling light point, and a double glazed window to the rear.

Outside

Steps lead to access to three outdoor storage sheds.

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.

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.

Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time

Tel: 01978 353000

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.

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.

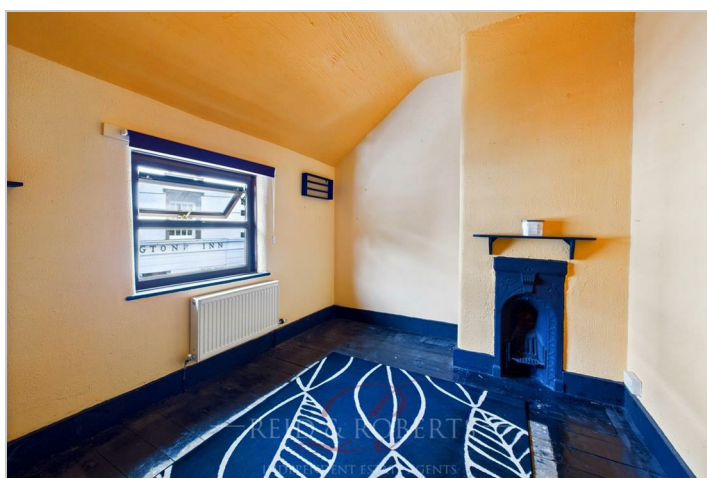
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Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



Road Map



Hybrid Map



Terrain Map



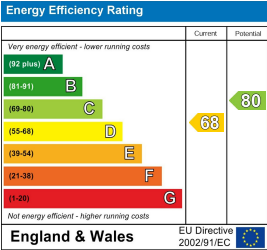
Floor Plan



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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