REID & ROBERTS

INDEPENDENT ESTATE AGENTS



18 Park Street

Ruabon, Wrexham, LL14 6LE

Chain Free £165,000

2 1 2 E





18 Park Street

Ruabon, Wrexham, LL14 6LE

Chain Free £165,000





Entrance
Approached via wooden door opening into hallway with laminate flooring, side facing wooden window, access to understairs storage cupboard with lighting, and door off to downstairs W.C. Panelled radiator. Door off to:

Dining Room
12'0" x 12'11" (3.66m x 3.96m)
Wooden window to the rear elevation, laminate flooring, panelled radiator, ceiling light point. Television point. Doors off to Kitchen and First Floor Landing.

Lounge
12'0" x 13'1" (3.68m x 4.01m)
Wooden window to the front elevation. Electric coal effect fire with stone effect surround. Beamed ceiling. Laminate flooring. Double panelled radiator.

Kitchen
15'9" x 6'8" (4.81m x 2.05m)
Housing a range of wall, drawer and base units with complementary worktop surfaces over. 1.5 bowl composite sink unit with mixer tap over. Two wooden windows to the side elevation. Space for freestanding cooker and fridge/freezer. Void and plumbing for washing machine. Splashback tiling. Tiled flooring. Double panelled radiator.

Downstairs W.C
Low level W.C and wash hand basin. Tiled flooring. Wooden window to the side elevation.

Stairs to First Floor Accommodation

Landing
Access to loft space. Doors off to Bedrooms and Bathroom.

Bedroom One
12'0" x 12'10" (3.66m x 3.93m)
Wooden windows to the rear elevation. Carpeted flooring. Beamed ceiling. Ceiling light point. Single panelled radiator. Storage cupboard housing ‘British Gas’ boiler and hot water tank.

Bedroom Two
12'0" x 10'0" (3.66m x 3.06m)
Wooden window to the front elevation. Ceiling light point. Carpeted flooring. Single panelled radiator.

Bathroom
9'0" x 5'6" (2.75m x 1.70m)
Fitted with a four piece suite comprising panelled bath, shower cubicle with electric shower and glass screen, low level W.C and wash hand basin. Double panelled radiator. Tiled flooring. Frosted wooden window to the side elevation.

Outside

To the Rear
Gate to enclosed private courtyard with outbuildings.

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

Floor Plan.
Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

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









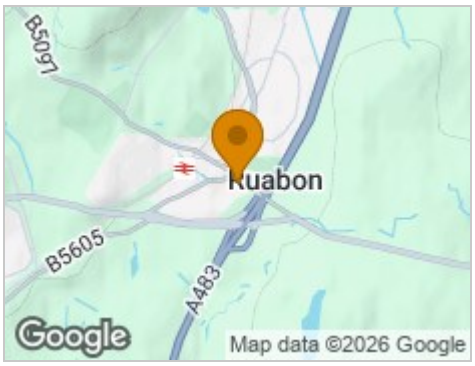
Road Map



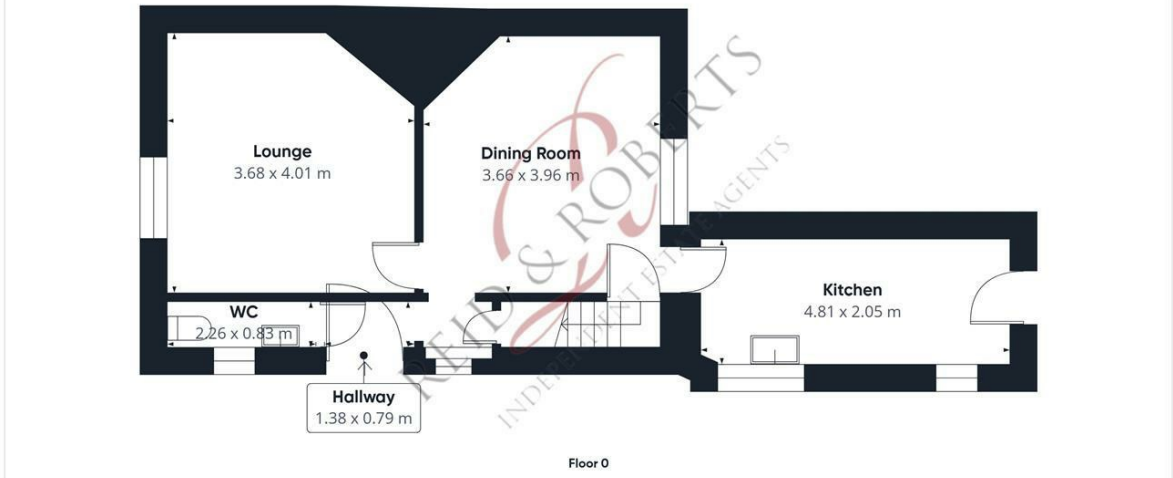
Hybrid Map



Terrain Map



Floor Plan





Approximate total area(1)
77.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

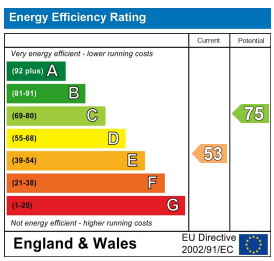
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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



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.

6 High Street, Wrexham, LL13 8HP
Tel: 01978 353000 Email: wrexham@reidandroberts.com reidandroberts.com