



2 Church View, Ruabon,  
Wrexham, LL14 6TD

**Bowen Son  
and Watson**

*with* **Kent Jones**

## 2 Church View, Ruabon, Wrexham, LL14 6TD

A spacious and well presented Four Bedroom detached family home located on the fringe of the village of Ruabon. Private and enclosed garden overlooking woodland to the rear. Off-road parking and converted integral garage. Available with No Onward Chain. Internal viewing is highly recommended. EPC Rating – 'C73'.

### Description:

A four bedroom detached family home located within a now well established development of similar properties on the fringe of the village of Ruabon. With the advantage of No Onward Chain, the internal accommodation comprises an entrance hallway, cloakroom and through lounge/dining room with french patio doors leading to the rear garden. A fully fitted kitchen with space for an island and a separate utility room with "Worcester Bosch" gas central heating boiler. On the first floor there are four bedrooms with en-suite to the main bedroom together with a contemporary fitted family bathroom. The integral garage has been converted to allow for a home gym and forms part of the utility.

### Location:

The historic village of Ruabon lies at the centre of a triangle formed by the towns of Oswestry, Llangollen and Wrexham, all approximately seven miles away. The nearby A483 dual carriageway accesses Chester (18 miles) and the motorway network to the north with Oswestry, Shrewsbury and the M54 to the south. Village amenities include a variety of Shops, a Health Centre, Primary and Secondary Schools, a choice of Hostelryes and a Railway Station.

### The Accommodation

(with approximate room dimensions) on The Ground Floor comprises:-

#### Entrance Hallway

Part glazed composite front door and frosted double glazed panel to side. Coved ceiling. Laminate flooring. Ceiling light point. Radiator. Power points. Smoke alarm.

#### Cloakroom

5' 5" x 2' 10" (1.65m x 0.86m)  
Low level w.c. and wash hand basin set in vanity unit with a tiled splash-back. White heated towel rail. Frosted double glazed window. Ceiling light point. Laminate flooring.

#### Lounge

14' 6" x 12' 10" (4.43m x 3.92m)  
Laminate flooring. Double glazed window. Radiator. Power points. Ceiling light point. Decorative coving. Telephone point. Double opening doors leading to:

#### Dining Room

11' 3" x 7' 11" (3.42m x 2.42m)  
Laminate flooring. Radiator. Ceiling light point. Power points. Decorative coving. French doors leading onto the rear patio garden.



### **Kitchen**

16' 10" x 11' 5" (5.12m x 3.48m)

Comprising a range of cream gloss wall and base units with complimentary granite work tops and a tiled splash-back. Free-standing "Smeg" five-ring gas hob with electric oven beneath and extractor hood above and an integrated "Smeg" double fan oven. Plumbing and space for a dishwasher. One-and-a-half-bowl stainless steel sink unit with draining-board. Power points. Two double glazed windows. Ceiling spot-lights and ceiling light point. Part glazed PVCu door to side access. Laminate flooring. Wall mounted anthracite grey vertical radiator. Space for free-standing kitchen island.

### **Utility Room**

8' 2" x 5' 7" (2.49m x 1.69m)

Fitted with a range of full length storage cupboards. Tiled flooring. Chrome heated towel rail. Ceiling light point. Power points. Plumbing for washing machine and tumble dryer. Wall mounted "Worcester Bosch" gas central heating boiler.

### **Garage/Home Gym**

10' 0" x 8' 3" (3.04m x 2.51m)

Up and over door. Ceiling light point. Television aerial point.



### **On The First Floor:**

#### **Landing**

Fitted carpet. Power points. Ceiling light point. Loft hatch. Storage cupboard.

#### **Bedroom One**

16' 5" x 9' 7" (5.01m x 2.91m)

Fitted carpet. Double glazed window into bay. Radiator. Power points. Ceiling light point.

#### **En-Suite Shower Room**

8' 9" x 3' 7" (2.67m x 1.09m)

Comprising a low level w.c., pedestal wash hand basin and a fully tiled double shower enclosure with a "Bristan" thermostatic bar shower and dual shower head. Wood effect laminate flooring. Double glazed window. Chrome heated towel rail. Flush ceiling light fitting.

#### **Bedroom Two**

13' 11" x 8' 4" (4.24m x 2.54m)

Fitted carpet. Double glazed window. Radiator. Power points. Ceiling light point. Storage cupboard over the stairs.

#### **Bedroom Three**

11' 4" x 9' 1" (3.45m x 2.77m)

Fitted carpet. Double glazed window. Radiator. Ceiling light point. Power points.



### **Bedroom Four**

8' 9" x 8' 3" (2.66m x 2.52m)

Fitted carpet. Double glazed window. Radiator. Ceiling light point. Power points.

### **Family Bathroom**

8' 3" x 5' 7" (2.52m x 1.69m)

Comprising a three piece white bathroom suite to include a low level w.c. and wash hand basin set in wood effect vanity unit with cupboard beneath. Panelled bath with "Bristan" dual shower head thermostatic bar shower. Laminate flooring. Ceiling light fitting. White heated towel rail. Part tiled walls. Frosted double glazed window.

### **Exterior:**

To the front of the property there is off-road parking leading to the Integral Garage (currently used as a Home Gym) with lawned garden, side access and outdoor courtesy lighting. Recycling area to side. To the rear of the property there is an enclosed and private garden with stone-walled boundary to the rear behind which there is woodland. There is a lawned garden with mature shrub planted areas and a paved patio seating area leading to a covered seating area. Raised planted beds with a range of fruit trees/bushes. Additional gravel area to side and outdoor lighting.



**Tenure:**

Freehold. Vacant Possession on Completion. No Onward Chain.

**Services:**

All mains services are connected subject to statutory regulations. The property is heated by way of a "Worcester Bosch" gas central heating boiler located in the Utility Room.

**Council Tax Band:**

The property is valued in Band "E".

**Viewing:**

By prior appointment with the Agents.

**Directions:**

For satellite navigation use the post code LL14 6TD. Leave the A483 dual carriageway at junction 1, the A539 Llangollen exit and follow the signs for Llangollen. Continue to the roundabout at the top of the hill by the new Aldi Supermarket at which turn right into the village. Take the first right into Edge of the Woods (Cil y Coed). Turn first left into Church View and the property will be seen on the right hand side.



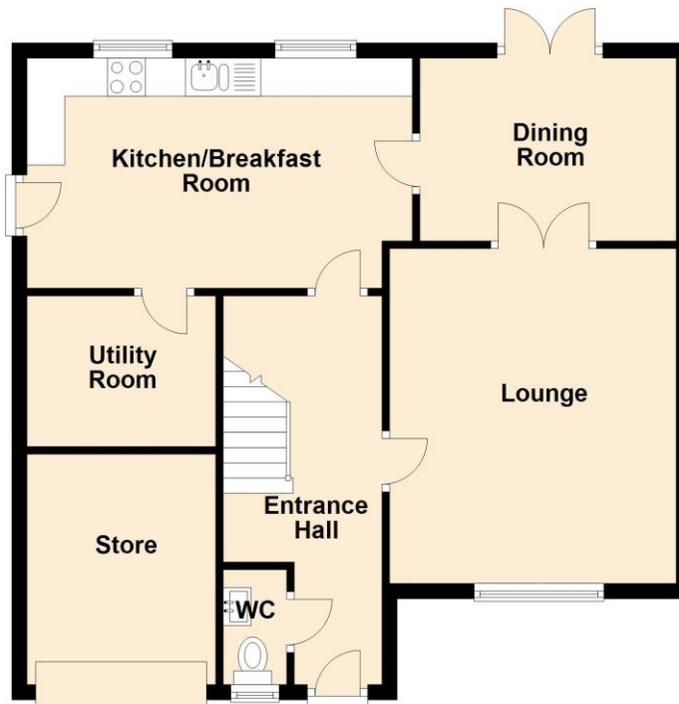
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**Ground Floor**  
Approx. 65.6 sq. metres (705.6 sq. feet)



**First Floor**  
Approx. 59.3 sq. metres (638.4 sq. feet)



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavor to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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