



# BOWEN

PROPERTY SINCE 1862

Asking Price £210,000

4 Bedrooms 2 Bathrooms

1 Little Street, Ruabon,  
Wrexham LL14 6DF



## 1 Little Street, Ruabon, Wrexham LL14 6DF

### General Remarks

Arranged over three floors, this versatile town house is currently being used as a four bedroom property with a home office but it could be used as a three bedroom/two reception room house with home office or even as a five bedroom property. It stands on the largest plot within this small development and is tucked away off the main drag but is yet still within easy walking distance of a wide range of amenities. With PVCu double glazed windows and a "Worcester" combination boiler which is just over a year old, the well-presented and appointed living accommodation briefly comprises an entrance hallway; downstairs w.c.; utility room; bedroom; home office; first floor landing; spacious dual aspect lounge/diner; kitchen; second floor landing; main bedroom; two further bedrooms and a family bathroom complete with a white suite. An early viewing is advised. EPC Rating – 77|C.



**Location:** Ruabon is by-passed by the A483 which provides dual carriageway access to Chester (18 miles) and lies at the centre of a triangle formed by the city of Wrexham and the towns of Oswestry and Llangollen which are about seven miles distant. The village provides wide ranging amenities including a variety of Shops, Hostelryes, Railway Station, Medical Centre and both Primary and Secondary Schools.

## Accommodation

### On The Ground Floor:

**Entrance Hallway:** Wooden glazed door to the front elevation. Radiator. Tiled floor.

**Downstairs WC:** PVCu double glazed window to the side elevation. Two piece white suite comprising a low level w.c., wash hand basin set into cabinet. Radiator. Tiled floor.

**Utility Room:** 10' 2" x 4' 11" (3.11m x 1.50m) Wooden double glazed door to the rear elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Radiator. Tiled floor. Wall tiling. Plumbing for washing machine. Space for tumble dryer. "Worcester" combi boiler.

**Bedroom 3:** 16' 3" x 8' 0" (4.96m x 2.45m) PVCu double glazed window to the front elevation. Radiator. Laminate flooring. Built-in wardrobes. Down-lighters.

**Home Office:** 11' 11" x 6' 9" (3.64m x 2.06m) PVCu double glazed window to the rear elevation. Radiator. Laminate flooring.

### On The First Floor:

**Landing:** PVCu double glazed feature window to the front elevation. PVCu double glazed window to the side elevation. Radiator.

**Lounge Diner:** 23' 9" x 10' 2" (7.23m x 3.11m) PVCu double glazed windows to the front and rear elevations. Two radiators. Laminate flooring. Coved ceiling.

**Kitchen:** 8' 9" x 8' 2" (2.66m x 2.50m) PVCu double glazed window to the rear elevation. Modern wall and base units with complementary work surfaces and splash-backs. One-and-a-half-bowl sink and drainer unit with mixer tap. Integral induction hob and electric oven. Cooker hood. Space for fridge freezer. Wall tiling. Down-lighters.

### On The Second Floor:

**Landing:** PVCu double glazed window to the side elevation.

**Bedroom 1:** 12' 9" x 8' 9" (3.89m x 2.66m) PVCu double glazed window to the front elevation. Radiator.

**Bedroom 2:** 10' 8" x 10' 1" (3.26m x 3.07m) PVCu double glazed window to the rear elevation. Radiator.

**Bedroom 4:** 7' 8" x 6' 11" (2.34m x 2.12m) plus alcove. PVCu double glazed window to the rear elevation. Radiator.















**Bathroom:** 9' 7" x 5' 3" (2.93m x 1.59m) plus shower recess. PVCu double glazed window to the front elevation. White four piece suite comprising a panelled bath, shower cubicle, pedestal wash hand basin and low level w.c. Fully tiled walls. Storage cupboard. Radiator.

**Outside:** Externally there is a double-width driveway to the front of the property allowing Off-Road Parking for a couple of cars. The rear garden is the largest within the cul-de-sac and is another major selling point. It combines a paved Patio Area leading off the

Utility Room with steps up to a low maintenance artificial grass and paved Patio Area with a further Entertaining Space at the far end of the garden.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired combination boiler situated in the Utility Room.

**Tenure:** Freehold. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

**Council Tax Band:** The property is valued in Band "E".

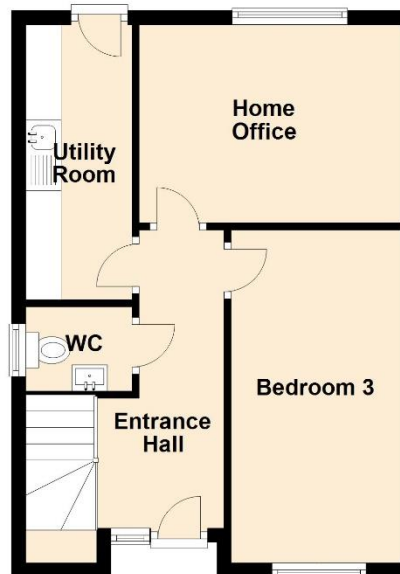
**Directions:** Leave Wrexham on the A483 dual carriageway in the direction of Oswestry and leave at the exit signposted Llangollen. At the roundabout turn right under the flyover bridge in the direction of Llangollen and at the next roundabout turn right for Ruabon. Once into the 20 mph zone take a right-hand turning into Duke Street and bear left thereafter and then right into Little Street. The property will be observed on the left-hand side of the cul-de-sac.

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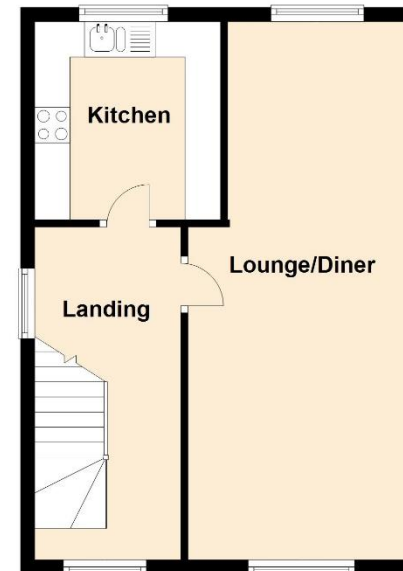
## Ground Floor

Approx. 39.3 sq. metres (423.4 sq. feet)



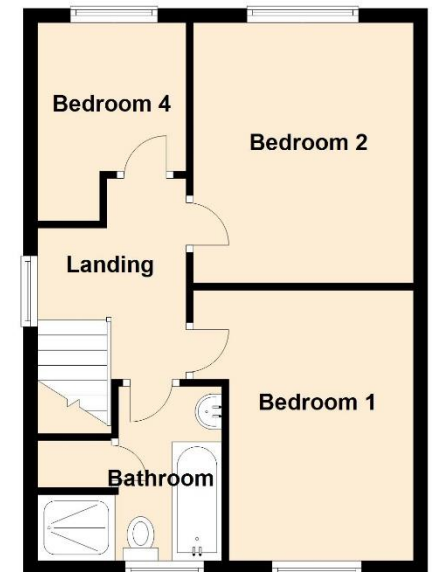
## First Floor

Approx. 40.3 sq. metres (433.4 sq. feet)



## Second Floor

Approx. 40.3 sq. metres (433.4 sq. feet)



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