

Asking Price £300,000

 4 Bedrooms  1 Bathroom

The Old Bakery, Duke Street, Ruabon,
Wrexham LL14 6DE

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General Remarks

Occupying a prominent position within the village, this charming four bedroom semi-detached cottage retains a wealth of character features and benefits from two reception rooms and a well proportioned kitchen/breakfast room. A cellar and a mature rear garden are two other strong selling points. Well presented throughout and with a "Worcester" combination boiler, the living accommodation briefly comprises of an entrance hallway, downstairs w.c., living room with feature fire surround, dining room, kitchen/breakfast room, landing, main bedroom, three further bedrooms, two of which are also doubles, and a family bathroom complete with a white suite. Viewing advised.

Accommodation

On The Ground Floor:

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



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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 expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Dining Room: 11' 5" x 9' 9" (3.49m x 2.98m)
Wooden glazed window to the side elevation.
Radiator. Beamed ceiling.

Kitchen/Breakfast Room: 16' 7" x 14' 0" (5.06m x 4.26m) Wooden glazed window to the side elevation. Wooden glazed door and window to the rear elevation. Wall and base units with complementary work surfaces. One-and-a-half-bowl sink and drainer unit with mixer tap. Integral electric hob. Cooker hood. Integral oven. Space for fridge freezer. Plumbing for washing machine. Space for tumble dryer. Radiator. Tiled floor. Wall tiling. Beamed ceiling. "Worcester" combination boiler.

Inner Hallway:

Living Room: 14' 3" x 11' 8" (4.35m x 3.56m)
Wooden glazed window to the rear elevation.
Radiator. Feature fire surround.

Downstairs WC: Two piece white suite comprising a low level w.c. and pedestal wash hand basin.
Radiator. Tiled floor. Staircase down to:

Cellar: 23' 9" x 10' 3" (7.24m x 3.12m) The cellar is barrel vaulted and offers the potential to be converted into additional living accommodation.

On The First Floor:

Landing: Radiator. Attic hatch.

Bedroom 1: 14' 2" x 11' 8" (4.33m x 3.56m) Wooden glazed window to the rear elevation. Radiator.
Feature fire surround.

Bedroom 2: 12' 6" x 10' 0" (3.82m x 3.06m)
Wooden glazed window to the front elevation.
Radiator.

Bedroom 3: 11' 4" x 11' 1" (3.46m x 3.39m)
Wooden glazed window to the front elevation.
Radiator.

Bedroom 4: 9' 0" x 6' 5" (2.75m x 1.96m)
Wooden glazed window to the side elevation.
Radiator.

Bathroom: 11' 1" x 5' 1" (3.39m x 1.56m)
Wooden glazed window to the side elevation.
Three piece white suite comprising a panelled bath, low level w.c. and pedestal wash hand basin.
Radiator. Wall tiling.

Outside: Externally there is a courtyard to the front of the property but the main garden can be found to the rear and is predominantly laid to lawns flanked by mature trees and hedging. There is also a little Seating Area at the end of the garden. Also to the rear of the property there is Off-Road Parking for a couple of cars.

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 Kitchen.

Tenure: Freehold. Vacant Possession on Completion.









Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 71|C.

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 straight over at the next roundabout. At the following roundabout take the right-hand junction for Ruabon. Once into the 20 mph zone, the property will be observed after a short distance on the right-hand side of the road opposite the sign for the Railway Station.

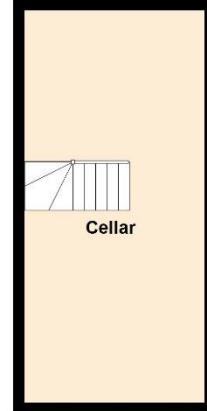
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Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

Basement
Approx. 22.4 sq. metres (241.2 sq. feet)



Ground Floor
Approx. 57.8 sq. metres (622.0 sq. feet)



First Floor
Approx. 57.8 sq. metres (622.0 sq. feet)

