

125 Pont Adam Crescent

MW46507



RUABON

£330,000

125 Pont Adam Crescent, Ruabon, Wrexham, LL14 6EG
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DESCRIPTION: Situated in a much sought after location is this spacious 2/3 bedroom detached bungalow with internal accommodation to briefly comprise entrance porch, entrance hall, study/bedroom 3 lounge/diner, fitted kitchen with integrated appliances, breakfast room, rear porch, master bedroom with ensuite, 2nd bedroom and a family bathroom. The accommodation is complimented by gas radiator heating and UPVC double glazing and externally there are generous gardens a drive providing off road parking and a single garage. As selling agents we would highly recommend an inspection of the property to fully appreciate the size of the accommodation on offer and the pleasant and convenient location. **FREEHOLD. COUNCIL TAX BAND E.**

GEORGE A MURRAY FNAEA – RESIDENT PARTNER
Viewing by arrangement through Wrexham Office
35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275
Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

DIRECTIONS From the Wrexham office proceed out of town passing the football ground on the right-hand side, at the main Wrexham roundabout turn left onto the bypass, continue along the bypass to the 4th exit for LLangollen and at the roundabout turn right and at the 3rd roundabout take the 4th exit for Ruabon, proceed for a short distance turning left into Church Road. Continue along Church Road and over the bridge taking a left turn onto Pont Adam Crescent, take the first left turn then first right into the cul de sac and property will be noted on the left-hand side via the Molyneux for sale sign.

LOCATION: Situated in a popular and sought after location with easy access to Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

ENTRANCE PORCH: Tiled floor. UPVC double entrance doors to front of property.

ENTRANCE HALL: Open plan through to lounge diner. Double doors leading to study/bedroom 3.



INNER HALL: Loft access. Built in cupboard housing gas heating boiler with shelving and hanging rail.

LOUNGE: 23' 9" x 11' 10" (7.24m x 3.61m) 2 Panelled radiators. Coved ceiling. Fitted feature fire surround with inset living flame coal effect gas fire. Patio doors leading to rear of property.



KITCHEN: 10' 3" x 9' 6" (3.12m x 2.9m) Panelled radiator. The kitchen is fitted with a comprehensive range of wall and base units with worktop surfaces and inset stainless steel sink.



BREAKFAST AREA: 10' 5" x 14' 2" (3.18m x 4.32m) Panelled radiator. Wood effect floor covering. Feature beamed ceiling. Feature fireplace. Patio doors leading to rear of property.



REAR PORCH: UPVC rear entrance door.

BEDROOM 1: 17' 7" x 11' (5.36m x 3.35m) Panelled radiator. Fitted range of wardrobe facilities and storage lockers with matching dressing table with knee hole. Coved ceiling. Window to rear elevation.



ENSUITE: Chrome style towel rail. Fitted 3 piece suite comprising wc, wash hand basin and fitted shower enclosure with fitted shower. Inset ceiling lighting. Tiled floor.



BEDROOM 2: 11' x 11' (3.35m x 3.35m) Panelled radiator. Coved ceiling. Window to front elevation.



BEDROOM 3/STUDY: 10' 10" x 9' 5" (3.3m x 2.87m) Panelled radiator. Coved ceiling. Window to front elevation.



BATHROOM: Chrome style towel rail. . Fitted 3-piece white suite comprising wc, wash hand basin set in vanity unit, and panelled corner bath. Tiled Walls. Tiled floor. Sky light. Inset ceiling lighting.



OUTSIDE To the front of the property there is a drive providing off road parking and leading to the single garage. The front gardens are lawned stocked with various mature shrubs and there is a path leading to the front entrance. There is a gated access leading to the rear where there is a generous size patio area leading onto a decorative gravelled area and there are steps leading up to a further garden area stocked with various shrubs and there is a patio area and greenhouse. Outside lighting. Outside garden store.





TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property, but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

