







4 Vicarage Fields, Ruabon, Wrexham  
£395,000

A well proportioned semi-detached house of character standing in large gardens and situated within this highly regarded mature development. The property is in need of some upgrading and offers well planned accommodation which comprises; entrance hall, living/dining room, kitchen, utility, and rear hall. To the first floor are three bedrooms and bathroom. The large private gardens are currently grassed for ease of maintenance with a variety of trees and shrubbery, but afford great amenity and include a detached garage and driveway for parking. Benefitting from no onward chain.





**LOCATION**

Located on the outskirts of the village of Ruabon Vicarage Fields is a highly sought after location. The property is ideally situated for access to the A483 which links to Wrexham, Oswestry, Chester and the motorway network beyond. There is also a direct train link to London now. A range of day to day local amenities and schools can also be found in the village.

**FRONT**

Storm porch leading too;

**ENTRANCE HALL**

Wood and glazed front door, built in under stair storage cupboard , radiator, ceiling light and doors off to;

**OPEN PLAN LIVING/DINING ROOM****LIVING ROOM**

12'7" x 12'1" (3.85 x 3.70)

Feature stone effect fireplace with open fire and tile hearth, window to the front, ceiling light and radiator. Opening into;

**DINING ROOM**

11'7" x 11'1" (3.55 x 3.39)

Sliding door opening onto the patio area, ceiling light, serving hatch into the kitchen and radiator.

**KITCHEN**

11'3" x 10'8" (3.45 x 3.27)

Fitted with a range of wall and base units with inset sink with mixer tap and drainer below window overlooking the rear garden. Breakfast bar, void for appliances, part tiled walls, radiator and ceiling light. Door into;

**REAR HALL**

Wood and glazed door to the rear, tiled flooring, ceiling light, radiator and doors off to;

**UTILITY**

5'11" x 10'8" (1.82 x 3.26)

Fitted with base units and work surface over, inset sink with mixer tap and drainer, Gas boiler and void for appliances. To one wall are fitted storage cupboards, tiled flooring, window to the rear, ceiling light, radiator and rear external door.

**CLOAKROOM**

4'9" x 4'6" (1.47 x 1.39)

Low level WC, wash hand basin, radiator, ceiling light, window to the rear and tiled flooring.

**FIRST FLOOR****LANDING**

Ceiling light, radiator, window to the side and doors off to;

**BEDROOM ONE**

14'0" x 12'1" (4.27 x 3.69)

Fitted with wardrobes and draws, window to the front, ceiling light and radiator.

**BEDROOM TWO**

11'8" x 11'3" (3.58 x 3.43)

Double room with window to the rear, ceiling light and radiator.

**BEDROOM THREE**

9'5" x 7'8" (2.88 x 2.35)

Fitted wardrobe and draws, window to the rear, ceiling light and radiator.

**BATHROOM**

9'2" x 5'6" (2.81 x 1.69)

Suite comprising enclosed shower cubicle, panelled bath and was hand basin. Window to the front, part tiled walls, ceiling light, extractor fan and radiator.

**SEPERATE WC**

5'4" x 2'7" (1.64 x 0.81)

Low level WC, window to the side, part tiled walls and ceiling light.

**EXTERNAL****GARAGE**

27'9 x 9'11 (8.46m x 3.02m)

Up and over door to the front, pedestrian door to the side. Power and lighting.

**FRONT**

Garden laid to lawn to the front, pathway and drive offering parking for several vehicles.

**REAR**

A real feature to this property, large garden mainly laid to lawn with fence to borders. Patio entertainment area and tree border to the rear. Garden Shed and pathway leading to the front.

**Agent Note****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Standard 17 Standard & Ultrafast 10000 Mbps. Mobile Service: Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

**COUNCIL TAX BANDING**

We understand the council tax band is F - Wrexham. We would recommend this is confirmed during pre-contact enquiries.

**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

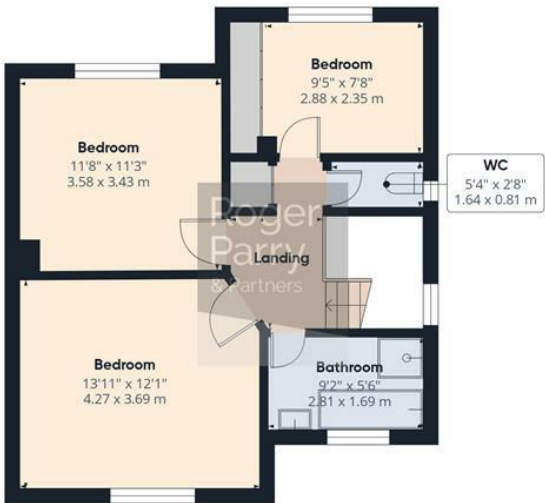
MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

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Floor Plan  
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area<sup>(1)</sup>

1150 ft<sup>2</sup>  
106.7 m<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Local Authority:** Wrexham  
**Council Tax Band:** F  
**EPC Rating:** To be confirmed

#### **Directions:**

Leave Wrexham on the A483 dual carriageway in the direction of Ruabon, taking the exit sign posted Llangollen. At the mini roundabout turn left and at the crossroads go straight over into Vicarage Fields, bear to the left and the property will be found on the left hand side.

#### **Viewing arrangements**

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:  
23 Church Street, Oswestry, Shropshire, SY11 2SU  
[oswestry@rogerparry.net](mailto:oswestry@rogerparry.net)

01691 655334



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