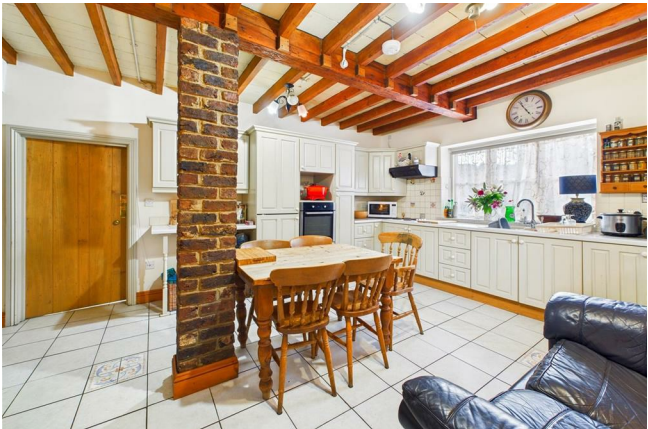






**The Old Bakery Duke Street, Ruabon, LL14 6DE
Offers In The Region Of £300,000**

A spacious stone built semi detached period house offering flexible family accommodation on the outskirts of Ruabon Village. The property formerly the Old Bakery has been converted over the years retaining the period features and now comprises a spacious and comfortable family home. In brief the accommodation affords entrance hall, dining room, kitchen/breakfast room, living room and cloakroom. to the first floor are four bedrooms and family bathroom. There is a cellar, allocated parking for two vehicles and rear enclosed gardens.





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



LOCATION

Ruabon is centrally located within a triangle formed by the towns of Wrexham, Oswestry, and Llangollen—each approximately 7 miles away. The nearby A483 dual carriageway provides excellent road links, giving access to Chester (18 miles) and the wider motorway network to the north, as well as Oswestry, Shrewsbury, and the M54 to the south. The village offers a range of local amenities, including shops, both primary and secondary schools, and a railway station on the Chester to Shrewsbury line, with direct connections to London.

HALLWAY

9'7 x 5'3 (2.92m x 1.60m)

Wooden glazed door to the front elevation with radiator, ceiling light and tiled floor. Doors into;

DINING ROOM

9'8 x 11'3 (2.95m x 3.43m)

Wooden glazed window to the front elevation, beams to ceiling, ceiling light, and radiator.

KITCHEN/BREAKFAST ROOM

13'10 x 16'6 (4.22m x 5.03m)

Lovely family room with a range of wall and base units with work surfaces over. One-and-a-half-bowl sink with mixer tap and drainer. Integral appliances to include electric hob with extractor hood over, and oven. Space for appliances. Radiator, tiled floor, beamed ceiling and ceiling lights. "Worcester" combination boiler. Wooden glazed window to the front and side elevations, and door opening onto steps leading to the garden.

LIVING ROOM

14'2 x 11'6 (4.32m x 3.51m)

Light and airy room with wooden glazed window to the rear elevation over looking the garden, feature fireplace with surround, ceiling light and radiator.

DOWNSTAIRS W.C

3'4 x 7'1 (1.02m x 2.16m)

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

CELLAR

23'7 x 11'1 (7.19m x 3.38m)

The cellar is barrel vaulted and offers the potential to be converted into additional living accommodation with ceiling light and window.

LANDING

With loft hatch, ceiling light and radiator. Doors off too;

BEDROOM ONE

14'1 x 11'6 (4.29m x 3.51m)

Double room with wooden glazed window to the rear elevation, feature fireplace, radiator and ceiling light.

BEDROOM TWO

11 x 11'4 (3.35m x 3.45m)

Double room with wooden glazed window to the front elevation, radiator and ceiling light.

BEDROOM THREE

12'5 x 10 (3.78m x 3.05m)

Double room with wooden glazed window to the front elevation, radiator and ceiling light.

BEDROOM FOUR

8'9 x 6'4 (2.67m x 1.93m)

The current owner uses this as an office, with wooden glazed window to the side elevation, radiator and ceiling light.

BATHROOM

11 x 5 (3.35m x 1.52m)

Three piece white suite comprising a panelled bath, low level WC and pedestal wash hand basin. Radiator, part tiled walls, Wooden glazed window to the side elevation.

EXTERNAL

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 with pathway leading to a garden shed and parking area.

PARKING

To the rear of the property there is Off-Road Parking for two vehicles.

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 22 Mbps & Ultrafast 10000 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

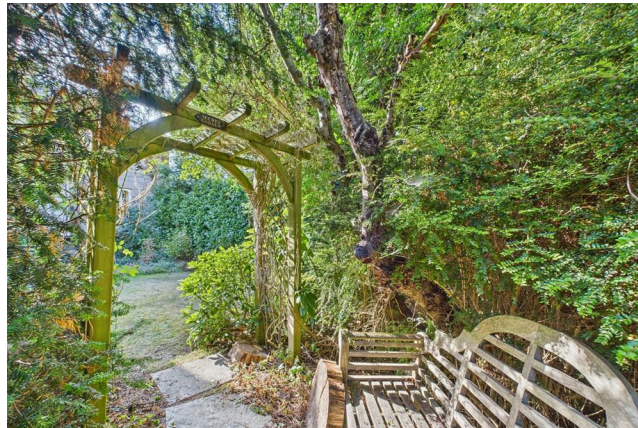
We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquiries.

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.



Local Authority: Wrexham

Council Tax Band: E

EPC Rating: C

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

Leave Wrexham on the A483 dual carriageway and slip off for Ruabon. At the first roundabout take the first exit, at the next roundabout take the third exit towards Ruabon. Once entering the village the turning for the train station is on the left and The Old Bakery is directly opposite. Turn right and continue on Duke street, there is a private car park on the left and the allocated parking spaces are the two on the right 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

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.