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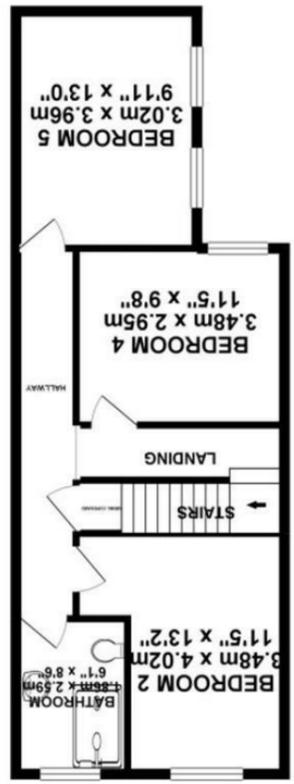
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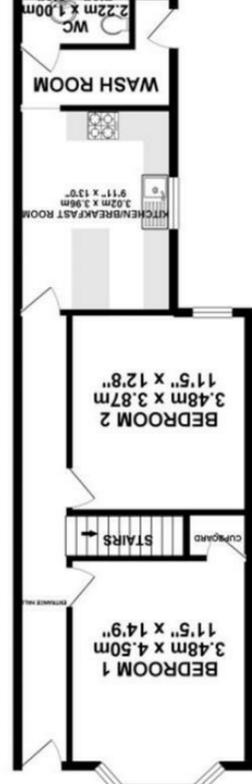


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

TOTAL FLOOR AREA - 109.98 sq. m. (1183.78 sq. ft.) approx.
 The floor area is based on the floor area of the building as shown on the approved plans. It does not include the area of any external balconies, terraces or other external areas. It also does not include the area of any internal walls, columns, beams, stairs and other internal structures. The floor area is based on the floor area of the building as shown on the approved plans. It does not include the area of any external balconies, terraces or other external areas. It also does not include the area of any internal walls, columns, beams, stairs and other internal structures.



1ST FLOOR 51.22 sq. m. (551.35 sq. ft.)



GROUND FLOOR 58.75 sq. m. (632.43 sq. ft.)



RUABON ROAD, WREXHAM

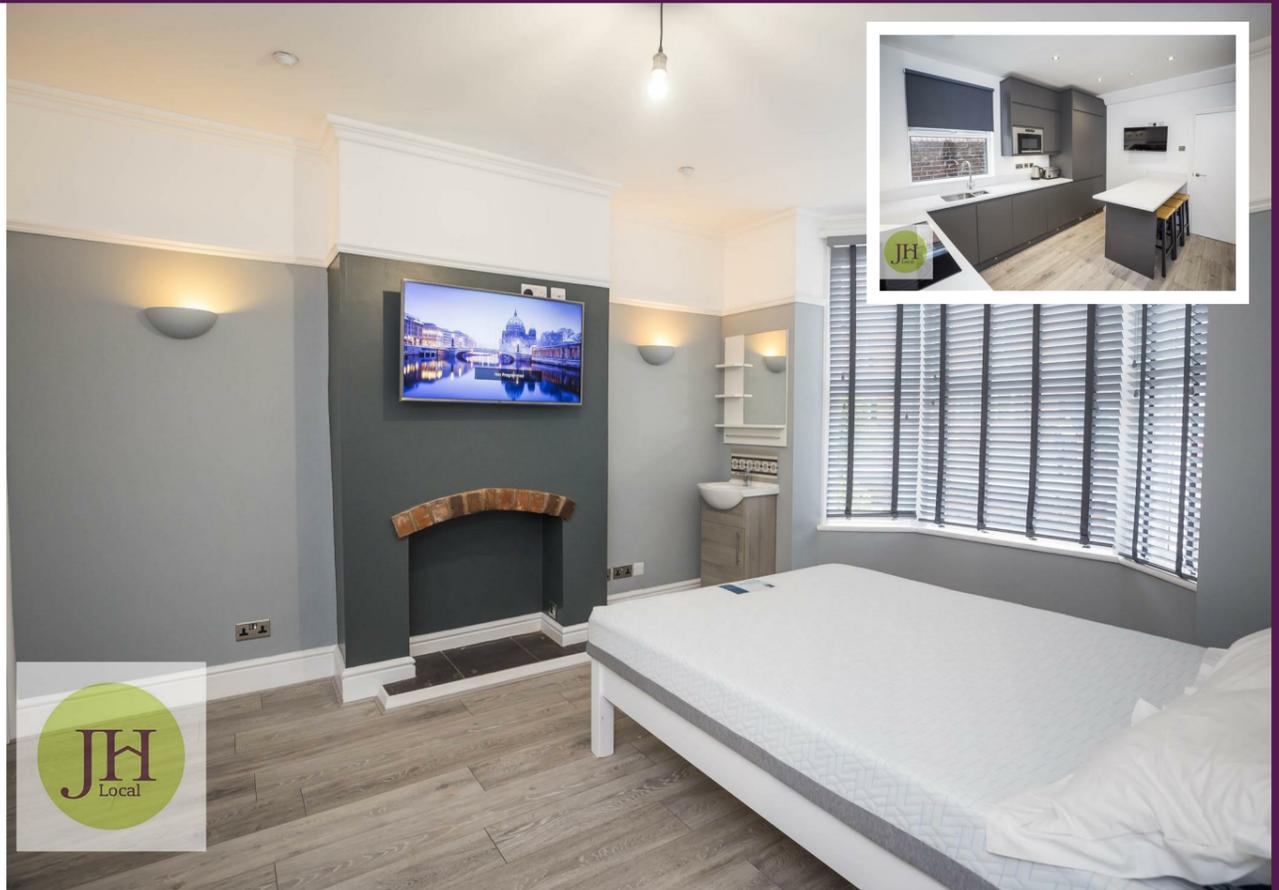
£450 Per Month



*** Double Bedroom in a shared house, shared shower room *** This wonderful double bedroom is located in a period home that has recently undergone a full renovation. The room benefits from a double bed, wall mounted smart TV and vanity sink unit. The shared house further benefits from a modern fitted kitchen with breakfast bar, oven, hob, dishwasher, fridge, freezer and plenty of cupboard storage. Off the kitchen you will find a cloakroom with WC along with a laundry room housing a washer and a dryer along with a laundry basket storage system for each room. To the first floor you will find the shared shower room which benefits from a walk in shower, low level WC and wash hand basin. To the rear of the property you will find a courtyard area with side access gate, this provides an outdoor social space for tenant along with a bike storage area. We are offering a monthly discounted rent for any NHS staff members, for further details call 01244 54 36 51

Property Description

This wonderful period home has recently undergone a total transformation, the property has been renovated throughout and offers tenants a wealth of modern convenience with the added benefits of generously proportioned rooms. The house itself has 5 double bed rooms, each one with a double bed, wall mounted smart TV and vanity sink unit. The house further benefits from a wonderful fitted kitchen with breakfast bar, oven, hob, dishwasher, fridge, freezer and plenty of cupboard storage. Off the kitchen you will find a cloakroom with WC



along with a laundry room housing a washer and a dryer along with a laundry basket storage system for each room. To the first floor you will find rooms 3, 4 and 5 along with the shower room. The shower room itself benefits from a walk in shower, low level WC and wash hand basin. To the rear of the property you will find a courtyard area with side access gate, this provides an outdoor social space for tenant along with a bike storage area.

Being situated on Ruabon Road the property is perfectly situated for people wanting easy access to the hospital, town center and retail parks. It is also ideal for commuters being within walking distance of the station along with being a short drive from the A483 which gives access to the A55, A41, M53 and M56.

The current owner is wishing to offer a monthly rent reduction for anyone working for the NHS, for further information please contact the office on 01244 321 080.

