

Maes Mabon, Ruabon, Wrexham

Asking Price: £400,000

Beresford Adams













Beresford Adams are delighted to bring to the market an exceptional opportunity to acquire this beautifully presented four-bedroom detached family home, constructed in 2019 by the award-winning local developer SG Estates. Occupying an enviable position within an exclusive cul-de-sac development of just 19 properties, nestled just off the highly desirable Pont Adam Crescent in Ruabon, this impressive home offers generous and versatile accommodation arranged over three floors, perfectly suited to modern family living.

The well-planned accommodation begins with an entrance hall leading to a spacious living room, enjoying a pleasant outlook over the rear garden, together with a conveniently located cloakroom/WC. The lower ground floor forms the heart of the home, comprising a superb kitchen/dining room fitted with a comprehensive range of wall, base and drawer units, integrated appliances and ample space for family dining and entertaining. French doors open directly onto the rear patio, seamlessly blending indoor and outdoor living, whilst a separate utility room and additional WC provide further practicality.

To the upper floor, the property offers four well-proportioned bedrooms, including a superb principal bedroom benefiting from its own en-suite shower room. The







Ground Floor **First Floor** **Second Floor**

Total floor area 148.9 m² (1,603 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **F**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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