



## Clarke Street, Ponciau LL14 1RT

### Offers In Excess Of £250,000

A unique opportunity to purchase a spacious detached two-story residence with development potential. Featuring three generously sized bedrooms on the first floor, along with a bathroom. The ground floor is designed for family living and entertaining, encompassing a kitchen equipped with a stove, an adjoining dining room and two sizable living rooms. There is a useful outbuilding with potential to be used as a workshop, home office, fitness room or artist studio. Additionally, there is a generous garage. Set on a large plot primarily laid to lawn there is ample opportunity to extend the existing property or to split the title to create an adjacent building plot (subject to planning and building regulation approval). The popular village of Ponciau sits close to the villages of Rhosllanerchrugog and Johnstown which have a wealth of local amenities as well as having excellent access to the A483 for travel to Wrexham, Chester and beyond.

- A THREE BEDROOM DETACHED HOUSE
- GARAGE & OUTBUILDING
- KITCHEN
- POPULAR & CONVENIENT LOCATION
- GENEROUS PLOT WITH DEVELOPMENT POTENTIAL
- THREE RECEPTION ROOMS
- OIL FIRED HEATING
- NO CHAIN!



## Entrance hall

Entrance matting, carpet, stairs to first floor, doors to three reception rooms, understairs cupboard, external door to side.

## Lounge

4.48 x 3.62 (14'8" x 11'10")

Carpet, bay window to front.

## Living room

3.81 x 3.76 (12'5" x 12'4")

Carpet, window to rear.

## Dining room

4.57 x 2.50 (14'11" x 8'2")

Carpet, window to side, door to kitchen.

## Kitchen

3.26 x 2.81 (10'8" x 9'2")

A range of wall and base units, complimentary worktops, composite sink drainer, mixer tap, cooker extractor, hob, dishwasher, window to rear, external door to side, tiled floor.

## First floor landing

Carpet, doors to three bedrooms and bathroom, window to side.

## Bedroom One

4.25 x 3.67 max (13'11" x 12'0" max )

Carpet, bay window to front.

## Bedroom Two

3.68 x 3.46 (12'0" x 11'4")

Carpet, window to rear, fitted bedroom furniture.

## Bedroom Three

2.44 x 2.11 (8'0" x 6'11" )

Carpet, window to front.

## Bathroom

3.25 x 2.66 (10'7" x 8'8")

Sink, wc, panel bath, tile effect floor, window to rear, linen cupboard, tiled walls.

## Outside

Front garden with gravel and paving path to rear.

Gardens to rear and side primarily laid to lawn, generous plot with potential to extend existing property or divide to create new build plot subject to planning permission. Paving and gravel adjacent house path to work shop and garage Oil tank

## Outdoor store

4.56 x 3.10 (14'11" x 10'2")

Potential workshop with power and lighting window adjacent outdoor wc in need of repair

## Garage

8.19 x 4.17 max (26'10" x 13'8" max)

Double doors to front, pedestrian door to side.

## Important Information

MONEY LAUNDERING REGULATIONS 2003  
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

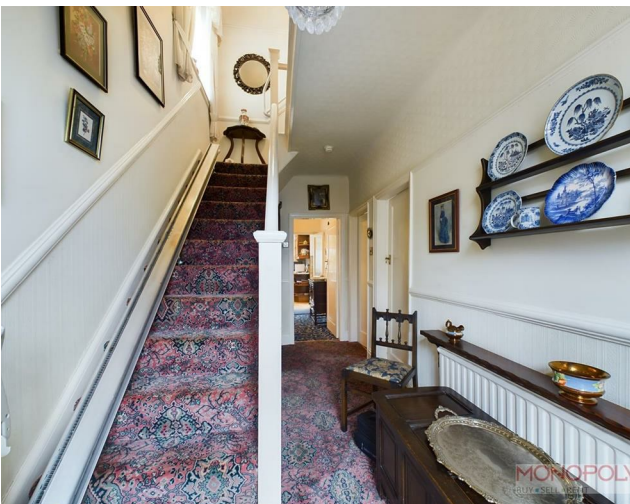
THE PROPERTY MISDESCRIPTIONS ACT 1991  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend





to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.



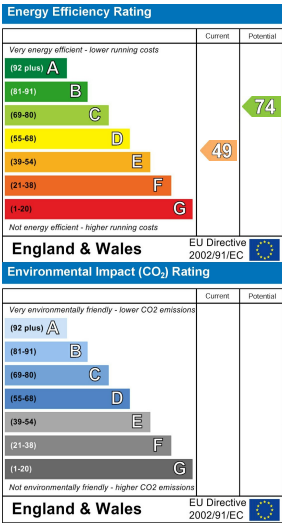
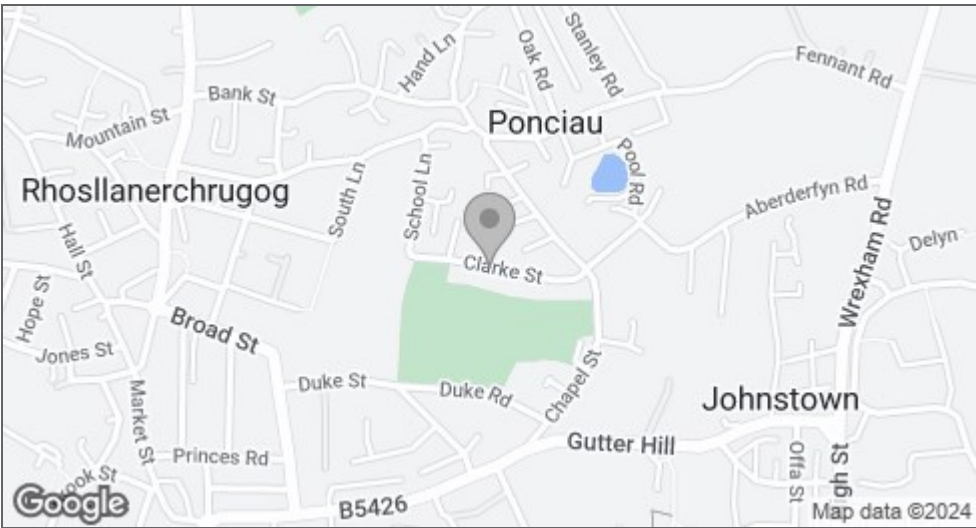












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