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Wrexham || LL14 1HH

Offers In The Region Of £215,000

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"VIEWING RECOMMENDED"

We are DELIGHTED to offer for sale this Traditional Victorian Style Four Bedroom Semi Detached property which has to be viewed to Appreciate the living accommodation on offer. This extensive house sits on a corner plot and has good sized gardens to front, side and rear. The accommodation briefly comprises Entrance Porch, Hallway, Dining / Family Room, Large living room, Downstairs shower room and fitted kitchen on the ground floor. On the first floor There are Four double bedrooms plus family bathroom. The property benefits from part double glazing and gas fired central heating. Situated in this favoured location within the village of Ponciau. Conveniently located for the A483 link roads and Wrexham town centre. Early inspection is a must to appreciate this fine home.

- FOUR BEDROOM
- VICTORIAN STYLE SEMI DETACHED PROPERTY
- GAS CENTRAL HEATING
- VILLAGE LOCATION
- TWO RECEPTION ROOMS
- DOWNSTAIRS SHOWER ROOM
- CORNER PLOT



## ACCOMMODATION TO GROUND FLOOR

Glass panelled door gives access to the entrance porch.

## ENTRANCE PORCH

With tiled floor and glazed panelled door leads into the entrance hallway.

## ENTRANCE HALLWAY

With tiled floor, staircase rising off to the first floor accommodation, telephone point, stained and panelled door to the lounge, radiator, under stairs cupboard.

## DINING ROOM/ FAMILY ROOM

14'5" x 11'11" (4.413m x 3.650m )

With Sash bay window to the front, laminate flooring, picture rail, radiator, coved ceiling, spotlights to the ceiling.

## LOUNGE

20'3" x 14'10" (6.193m x 4.529m)

Sash bay window to the front, laminate flooring, picture rail, double doors to the rear garden.

## DOWNSTAIRS SHOWER/UTILITY ROOM

10'7" x 8'7" (3.246m x 2.617m)

Comprising of shower cubicle, wash hand basin and low level w.c., set in a vanity unit, Adam style fire surround with open fire inset on a tiled backdrop and hearth, tiled floor, plumbing for a washing machine, UPVC Double glazed window to the rear.

## KITCHEN

14'8" x 11'3" (4.490m x 3.450m)

Fitted kitchen comprising of a good range of wall and base cupboards, with complementary worktop surfaces, incorporating space for Five ring Gas range, with oven an extractor hood above, built in fridge, built in freezer, integral dishwasher, one and half bowl sink unit with mixer tap, Two UPVC double glazed

windows to the rear, glazed panel door to the rear, tiled floor, radiator, wall mounted gas central heating boiler, spotlights to the ceiling.

## FIRST FLOOR LANDING AREA

With doors off to the bedrooms and family bathroom, spotlights to the ceiling.

## BEDROOM ONE

17'4" x 8'8" (5.291m x 2.646m)

Two UPVC Double glazed windows to the front, radiator, ornamental fireplace with open fire.

## BEDROOM TWO

14'11" x 12'1" (4.554m x 3.685)

UPVC Double glazed window to the rear, radiator, picture rail.

## BEDROOM THREE

14'10" x 12'0" (4.536m x 3.667m)

UPVC Double glazed bay window to the front, radiator, picture rail.

## BEDROOM FOUR

11'11" x 11'5" (3.642m x 3.489m)

UPVC Double glazed window to the rear, radiator, spotlights to the ceiling.

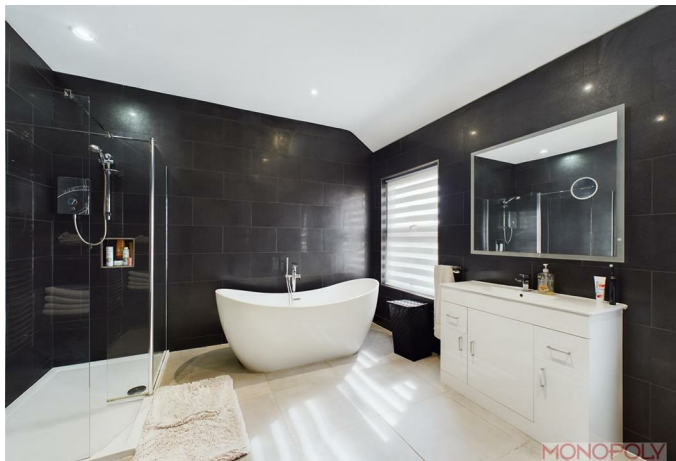
## FAMILY BATHROOM

Beautifully presented and modernised, comprising of Dual sized shower cubicle, stand alone bath with central tap, and shower attachment, Chrome ladder style radiator/ towel rail, wash hand basin set in a vanity unit, Two UPVC Double glazed and frosted windows to the rear, tiled floor, access to the loft space, Fixed wall mirror with blue tooth in built and demist function.

## OUTSIDE

The garden is set in a corner plot, and is quite extensive, comprising of a tiled sitting area with





steps down to the garden, where there is a large paved patio area turning to the side garden.

#### **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.

#### **MORTGAGES**

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage

#### **KEY FACTS FOR BUYERS**

Please see Key Facts for buyers in Web Link.

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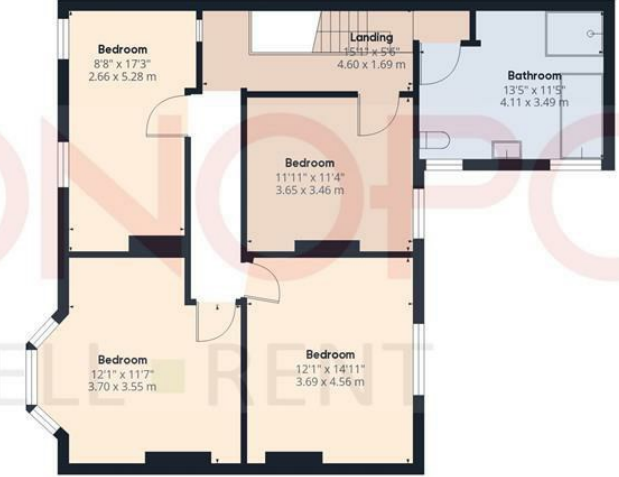
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Ground Floor



Floor 1

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

1700.27 ft<sup>2</sup>  
157.96 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

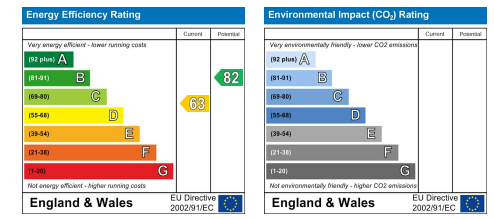
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