



## Park Road, Ponciau LL14 1HE Offers In Excess Of £250,000

NO ONWARD CHAIN! Welcome to this fantastic stylish detached house located on Park Road in the village of Ponciau, Wrexham. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With three well proportioned bedrooms, there's plenty of space for everyone to unwind and make themselves at home. The house features a well-maintained bathroom, ensuring your comfort and convenience. Spanning across 861 square feet, this property offers a comfortable living space for you to enjoy. Additionally, the ample parking space is a rare find in this area, providing you with the convenience and peace of mind. The location in Ponciau is ideal for those seeking a friendly community to call home. Don't miss out on the opportunity to make this delightful property your own. Whether you're looking for a place to raise a family or simply a beautifully appointed and spacious home to relax in, this house on Park Road has the potential to be the perfect home for you. VIEWING HIGHLY RECOMMENDED!

- A THREE BEDROOM DETACHED HOUSE
- CONTEMPORARY LIVING/ DINING SPACE OPEN PLAN INTO A MODERN KITCHEN
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- STYLISH LOUNGE WITH BAY WINDOW
- MODERN FAMILY BATHROOM
- GARAGE
- NO CHAIN!



## Hallway

Upvc front door, stairs to first floor, doors to lounge and dining area, door to side hall with understairs cupboard, door to garage, laminate flooring.

## Lounge

Carpet, bay window to front, contemporary electric fire, spotlights.

## Living/Dining Area

Laminate flooring, French doors to rear garden, open plan to kitchen.

## Kitchen

Fitted with a range of wall and base units complementary worktops, composite sink drainer, single oven, gas hob, tiled splashback, laminate flooring, window to side, spotlights, spaces for washing machine and dishwasher.

## First floor landing

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

## Bedroom One

Carpet, window to front, mirrored sliding door fitted wardrobes.

## Bedroom Two

Carpet, window to rear.

## Bedroom Three

Carpet, window to front.

## Bathroom

Shower enclosure with mains shower over, panel bath, wc, hand wash basin, window to rear, wood effect flooring, heated towel rail, tiled splashbacks, spotlights.

## Garage

Up and over vehicle door Pedestrian door to rear garden, door to hall, power and lighting.

## Outside

Tarmac front drive leading to the garage and front door.

Rear garden with patio adjacent house, steps up to lawn, raised timber deck seating area to rear with pergola and opaque balustrade, timber store, fencing to side and rear, bin storage area to rear of garage. Brick outside wc and out door store.

## IMPORTANT INFORMATION

Expired planning permission for an extension, please call the sales team for more information.

\*Material Information interactive report available in video tour and brochure sections. \*

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.

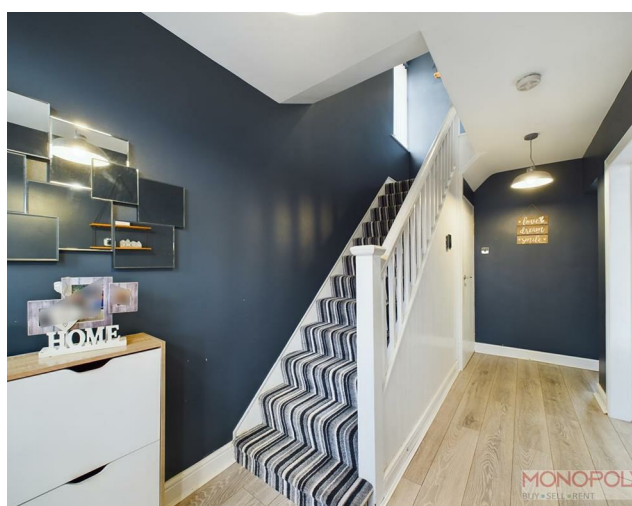
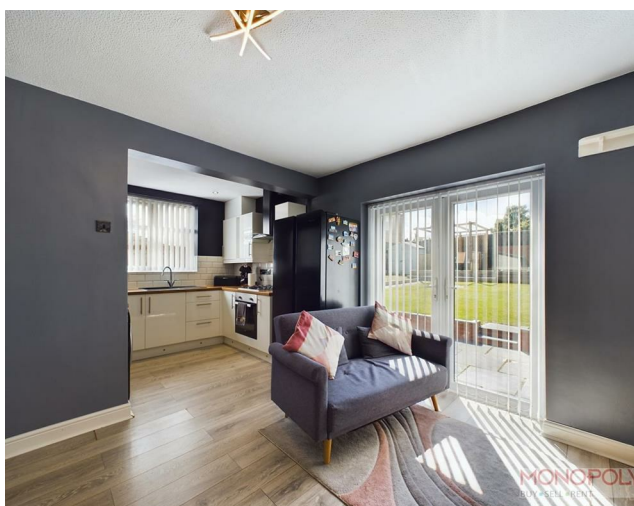
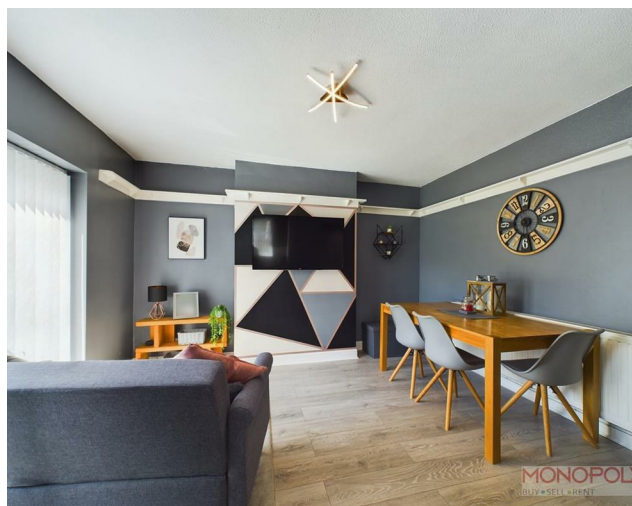
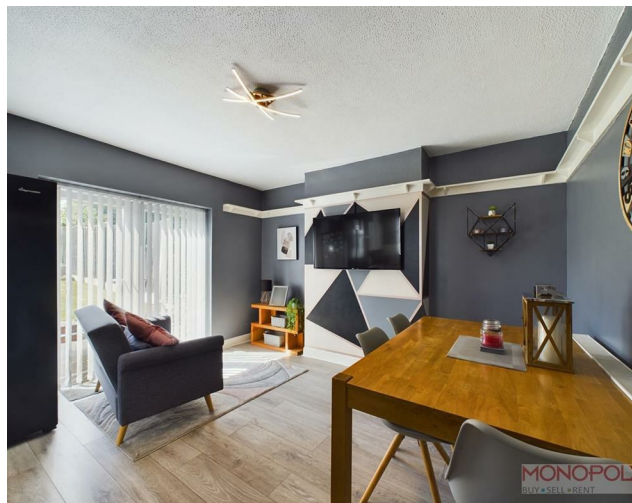
#### MORTGAGES

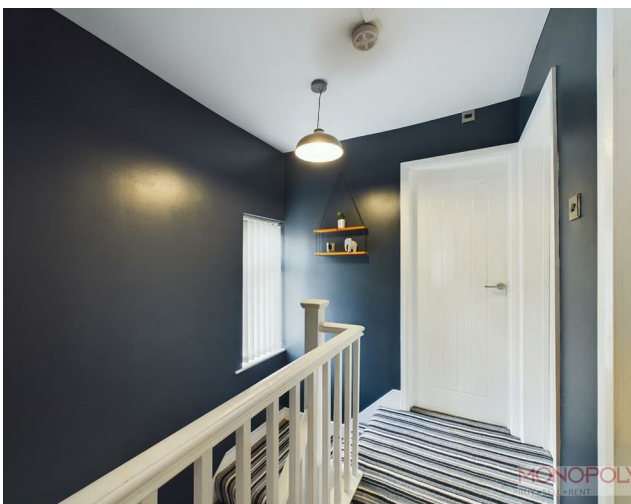
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

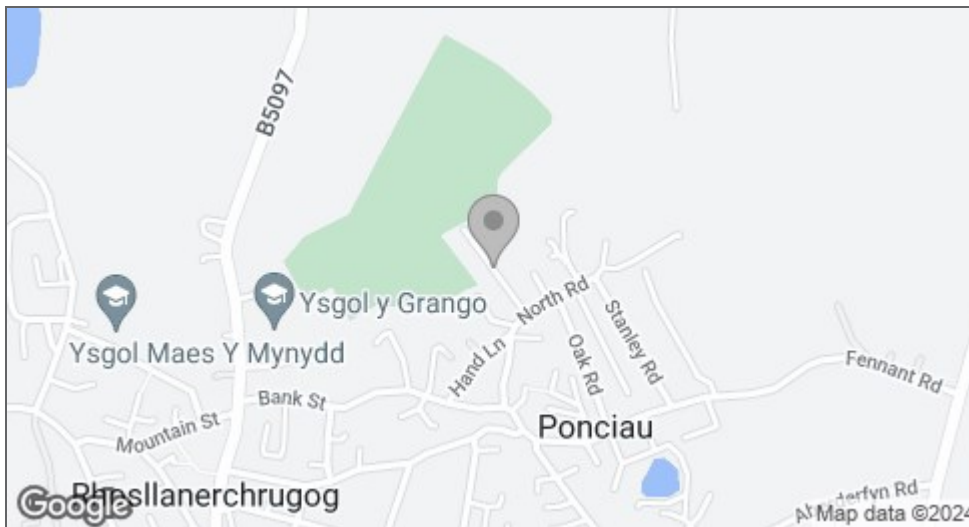
Your home maybe repossessed if you do not keep up repayments on your mortgage











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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