



69

Wrexham || LL14 1RW

Offers In Excess Of £120,000

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Situated in the popular village of Ponciau, this two double bedroom end-terrace property offers well-proportioned living accommodation with the added benefit of a south-facing rear garden. The internal layout comprises an entrance hallway, dining room, lounge, kitchen, cellar, two generous double bedrooms and a four-piece bathroom. The property has also undergone recent remedial works including installation of a new boiler, insulation upgrades, and damp proofing. Ponciau is a well-established community located just outside Rhosllanerchrugog and within easy reach of Wrexham. The village benefits from a range of local amenities including shops, schools, medical facilities and cafés, as well as access to scenic walking routes such as Ponciau Banks Park. The A483 is only a short drive away, offering direct links to Wrexham City Centre, Chester, Oswestry and beyond—making it ideal for commuters and families alike.

- TWO BEDROOM END TERRACE
- ENTRANCE HALL
- LOUNGE AND DINING ROOM
- CELLAR
- SPACIOUS KITCHEN
- DOUBLE BEDROOMS
- FOUR PIECE BATHROOM SUITE
- SOUTH FACING GARDEN TO REAR
- VILLAGE LOCATION
- CLOSE TO AMENITIES



Entrance Hall

Hardwood glazed door leading into entrance hallway with wooden laminate flooring, panelled radiator, ceiling light point, door into dining room and stairs rising to first floor.

Lounge

UPVC double glazed window to the front elevation, panelled radiator, ceiling light point and carpet flooring. Opening into dining area.

Dining Room

UPVC double glazed window to rear elevation. Wooden laminate flooring, ceiling light point, panelled radiator and door into kitchen.

Kitchen

Howdens kitchen housing a range of wall, drawer and base units with work surface over. Space for cooker, fridge-freezer and plumbing for washing machine and dishwasher. Extractor hood plus additional extractor fan. 1 1/2 stainless steel sink unit with mixer tap over. Panelled radiator, tiled flooring, tiled splashback, ceiling light point, door to cellar, uPVC double glazed frosted door to the garden area and uPVC double glazed window to the rear elevation.

Cellar

Steps lead down to cellar currently used as a storage area with white wash brick walls, quarry tiled flooring, beamed ceiling and lighting.

Landing Area

UPVC double glazed window to the rear elevation, ceiling light point, doors to bedrooms and bathroom.

Bedroom One

Two uPVC double glazed windows to the front elevation. Carpet flooring, two panelled radiators and ceiling light point.

Bedroom Two

UPVC double glazed window to the rear elevation. Carpet flooring, panelled radiator and ceiling light point.

Bathroom

Spacious bathroom with useful storage cupboard housing 'Worcester' combination boiler, shelving and ceiling light point. Four piece suite bathroom comprising a low-level WC, pedestal wash hand basin, standalone roll top bath with mixer tap and shower hose and corner mains shower cubical. Part tiled walls and flooring, ceiling light point, panelled radiator, extractor and uPVC double glazed frosted window to the rear elevation.

Outside

To the front, steps lead up to the main entrance. A side iron gate opens to a paved path, leading to a timber gate that provides access to the rear garden. The rear garden enjoys a southerly aspect and is mainly laid to lawn, with a paved seating area and a timber garden shed. The boundaries are enclosed with timber fence panels.

Additional Information

The property has had new internal wall insulation, new combination boiler, a damp proof course and had some walls tanked.

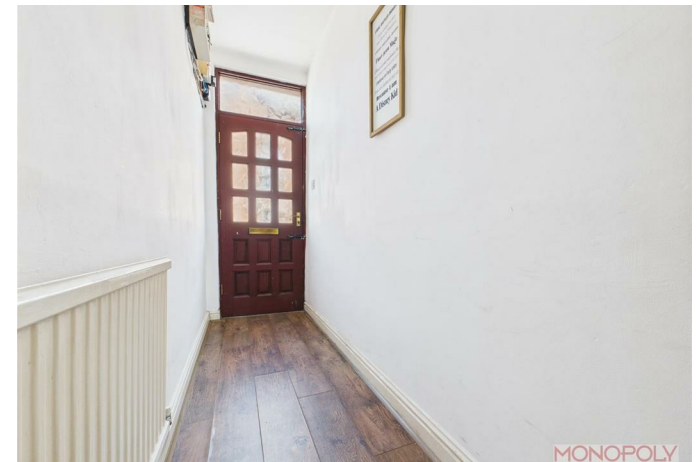
Important Information

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

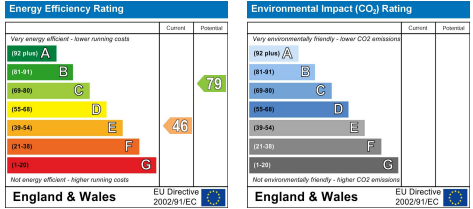
The Agent has not tested any apparatus, equipment,





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.





Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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