



4 William Street

Ponciau, Wrexham, LL14 1RU

Offers Over £90,000



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Entrance

UPVC Door to the front leading into entrance porch with access to loft storage space and doors of to open plan kitchen diner and b Shower Room

Kitchen/Lounge

5.46m x 3.63m

UPVC Double glazed windows to the front allowing ample sunlight through, white decorative oak fire surround, built in cupboard housing wall mounted 'IDEAL' combination boiler. The kitchen is fitted with wall, drawer and base units complemented by marble effect work top surfaces and complete with stainless steel sink, 4 ring electric hob and space for oven, fridge and plumbing for washing machine.

Shower Room

Newly fitted suite comprising Walk in Shower Cubicle with 'Hydro' electric shower attachment with tiled walls, with vanity wash hand basin with mixer taps over and low level WC. UPVC double glazed frosted window to the front, chrome heated towel rail. laminate flooring and extractor fan.

Bedroom

4.11m x 2.67m

Built in wardrobes with ample hanging and shelving space with sliding mirrored doors, UPVC Double glazed window to the rear and access to the loft. panel radiator.

Outside

A gated access leads to an easily maintainable garden which offers a paved patio and seating area surrounded by a brick wall boundary and shrubbery.

Council Tax Band.

Council Tax Band A -

Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No

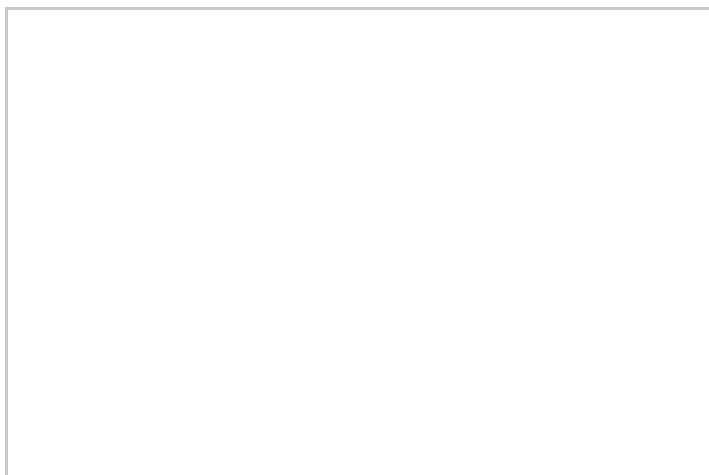
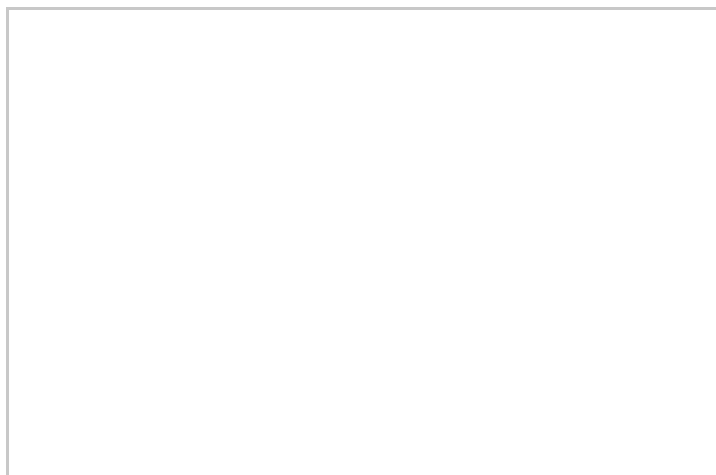
Tel: 01978 353000

person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



Road Map



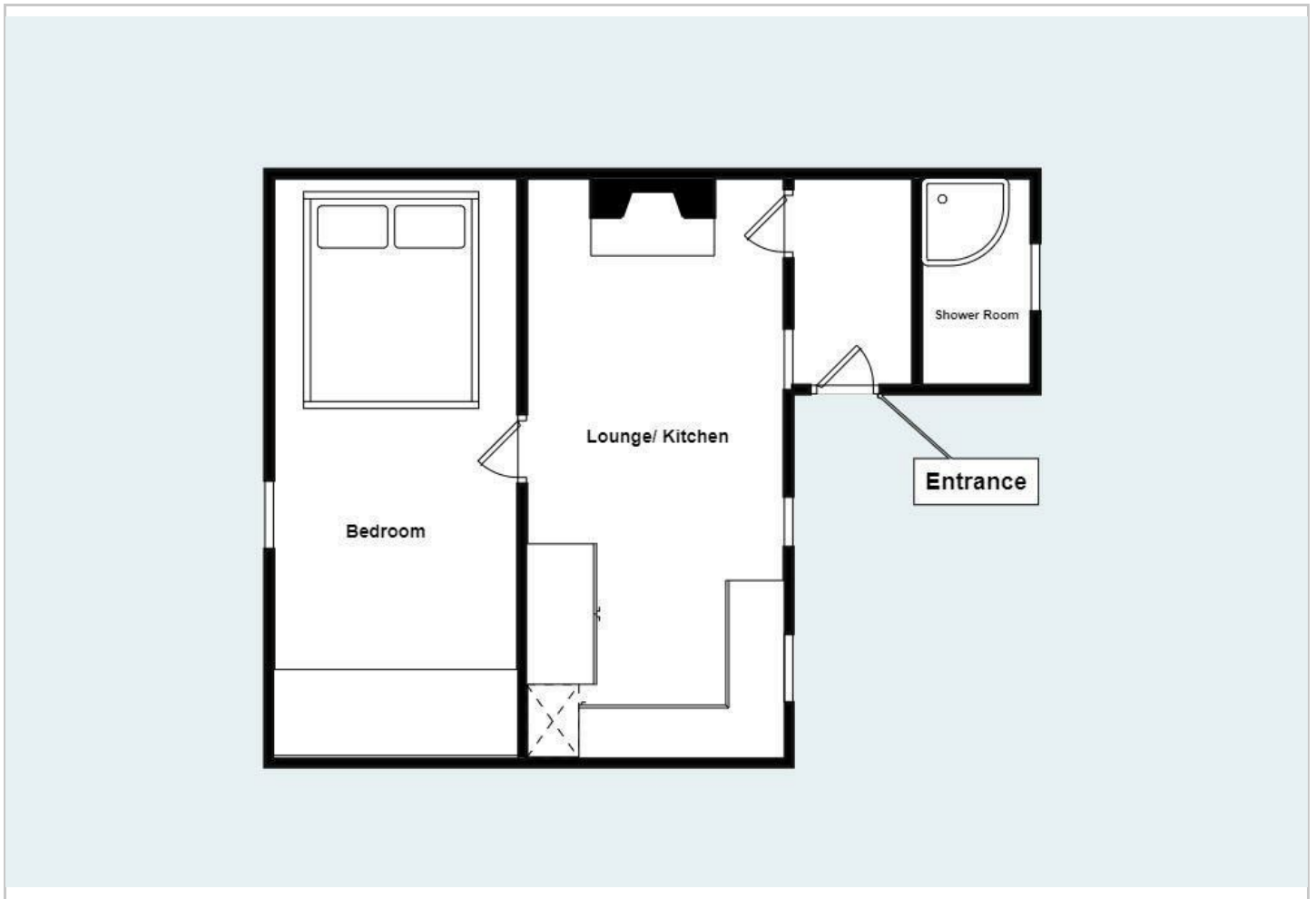
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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