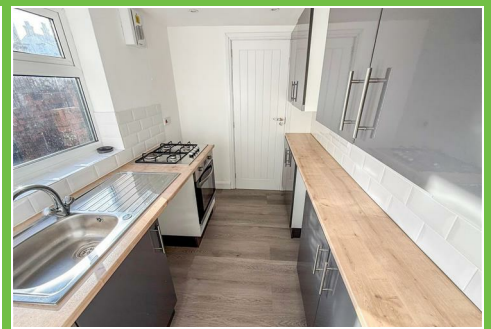


# Town & Country

Estate & Letting Agents



**1 California Terrace, Fennant Road, Ponciau, LL14 1HU**

**Offers In The Region Of £129,500**

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this immaculate, recently updated three bedroom house to the market. The property offers well laid out accommodation with two reception rooms, new kitchen and bathroom, rear yard and off road parking. Improvements include new flooring, new decoration, new kitchen and a new bathroom. It would make an ideal first time buy or investment property. Located in Ponciau, the property has all local amenities close at hand whilst Wrexham is just a 10 minute drive away along with good road networks.



### Directions

From our office on Willow Street head out of the town towards Wrexham. Follow this road along the A483 until reaching the Croesfoel Roundabout and signs for Wrexham and Johnstown. Turn off here and take the first left towards Johnstown. Follow the road up towards Johnstown and just before entering the village turn right onto Fennant Road. Follow the road up where the turning for California Terrace will be found on the left hand side just before the village shop. The property will be found on the right hand side after approximately 50 metres.

### Accommodation Comprises

#### Lounge 13'0" x 10'2" (3.98m x 3.10m)



The bright lounge has a window to the front, a door to the front, picture rail, wood flooring, tv point, electric fire on a quarry tiled hearth and a door leading to the dining room.

#### Dining Room 12'11" x 10'1" (3.96m x 3.09m)



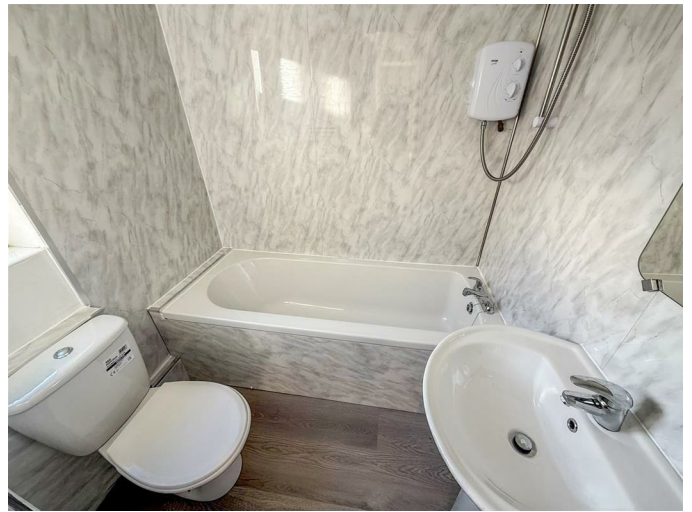
The good sized dining room has a window to the rear, wall mounted gas fired boiler, wood flooring, built in cupboard, radiator and stairs leading to the first floor. A door leads through to the kitchen.

#### Kitchen 7'10" x 5'6" (2.40m x 1.68m)



The modern kitchen is fitted with a range of base and wall units in gloss grey with contrasting wood style work surfaces over, stainless steel sink with a mixer tap over, space for a fridge/ freezer, plumbing for a washing machine, electric oven, gas hob, wood flooring, radiator, part tiled walls, a window to the side, door to the side and a door leading to the bathroom.

### Bathroom



The modern bathroom has a panelled bath with a mixer tap over and Triton electric shower, wash hand basin with a mixer tap over, low level w.c., a window to the side, heated towel rail, aqua panelling, wood flooring and an extractor fan.

### First Floor Landing

The first floor landing has doors leading to the three bedrooms.



### Bedroom One 10'2" x 10'1" (3.11m x 3.08m)



The first good sized bedroom has a window to the rear and a radiator.

### Bedroom Two 10'1" x 7'7" (3.09m x 2.32m)



The second bedroom has a window to the front and a radiator.

### Bedroom Three 7'0" x 4'8" (2.15m x 1.44m)



The third bedroom would make an ideal single room or home office having a window to the front and a radiator.

### To The Outside



The property has a small courtyard garden and garden gate leading to the house. There is also gravelled off road parking located opposite the property for two cars.

### Rear Garden



To the rear of the property there is a yard area with steps up to a communal lawned area.

### Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### **To Make an Offer**

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### **To Book a Viewing**

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### **Tenure/Council Tax**

We understand the property is freehold/leasehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Wrexham Country Council and we believe the property to be in Band C.

### **Services**

The agents have not tested the appliances listed in the particulars.

### **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

### **Additional Information**

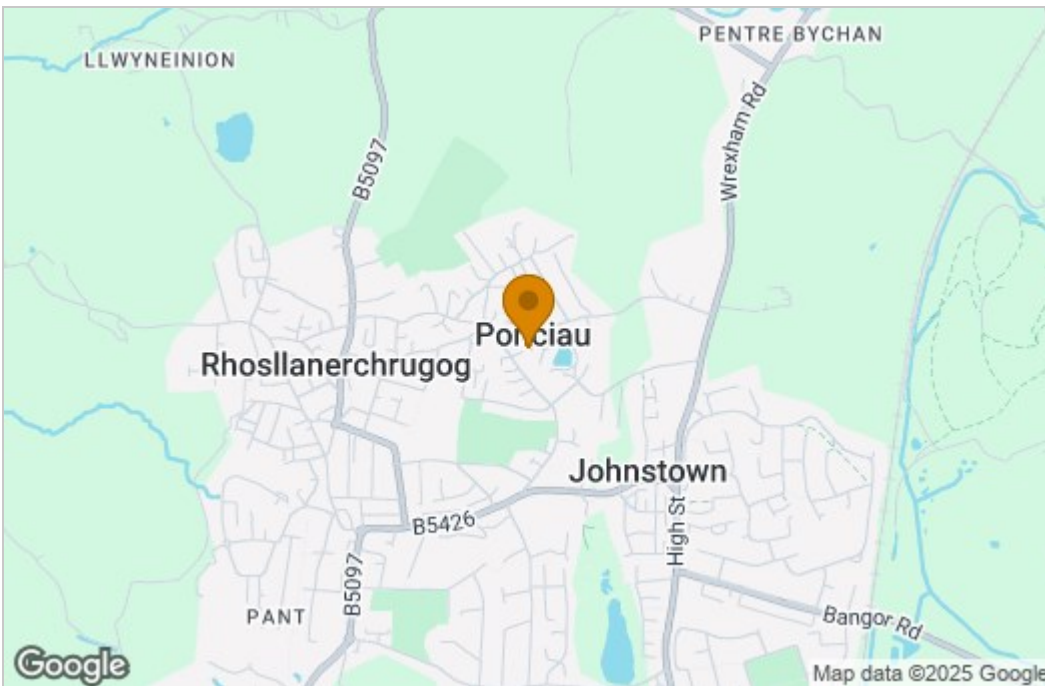
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

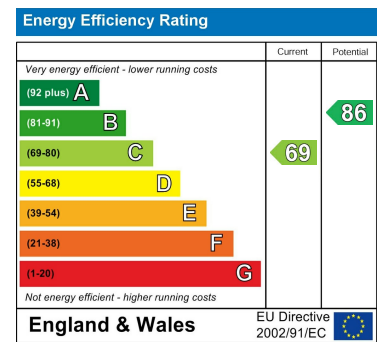


# Floor Plan

## Area Map



## Energy Efficiency Graph



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