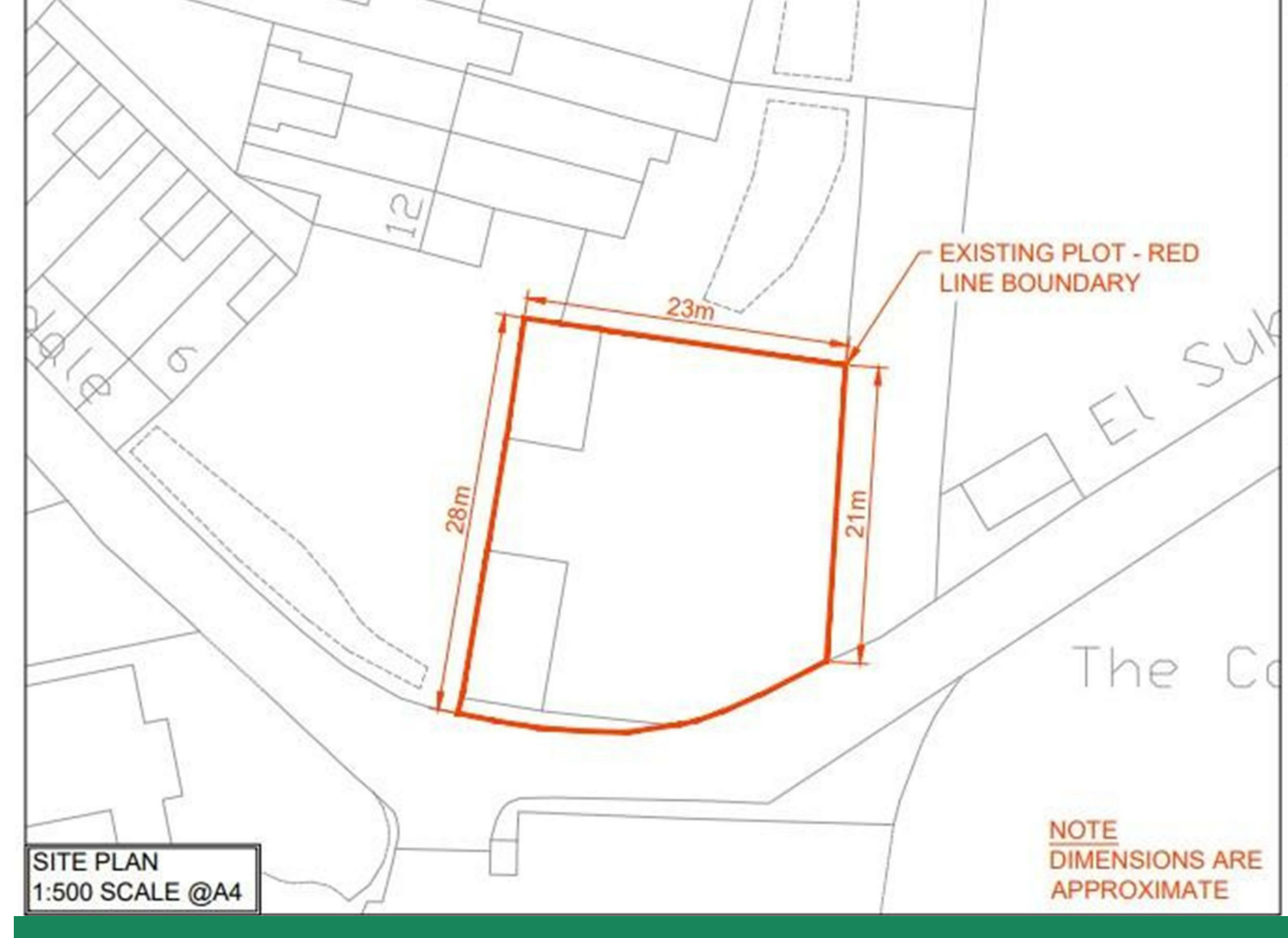


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Aberderfyn Road, Wrexham, LL14 1SL

Price £95,000

Reference: 19224895

Date: Add text here

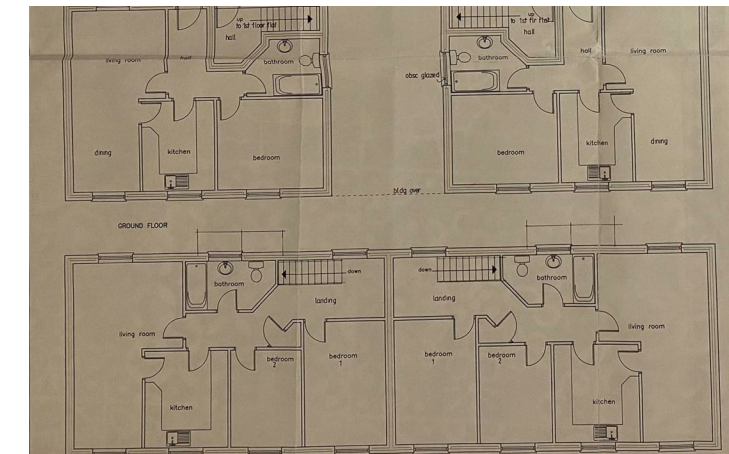
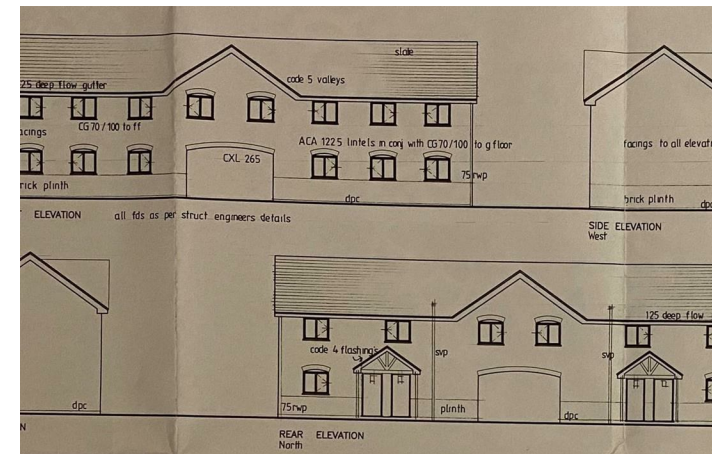
TENURE: Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

POSSESSION: Add text here

SERVICES: Add text here

OUTGOINGS: Council Tax Band details available from Wrexham County Borough Council

VIEWING: Add text here



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29 Holt Street, Wrexham, LL13 8DH
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Description

An excellent development opportunity to construct 4 apartments on land extending to approximately 0.2 acres with a depth of approx 110 ft and width of 85ft located on the fringe of the village of Ponciau and 3.5 miles from Wrexham City Centre. Planning permission was granted in July 2008 (ref P/2008/0576) and development has since commenced so remains valid. The attractive design of the apartments includes 2 x 2 bedroom 1st floor apartments and 2 ground floor 1 bedroom apartments together with associated parking to the rear. Excellent rental investment potential.

LOCATION

Aberderfyn Road is located off Wrexham Road in Johnstown within the village of Ponciau approx 3.5 miles from Wrexham City Centre and within walking distance of the frequent bus service to Wrexham, Llangollen and Oswestry. The village and surrounding villages offer a good range of convenience shopping facilities, social amenities and both primary and secondary schools.



DIRECTIONS

From Wrexham proceed along the A483 by pass towards Oswestry taking the exit signposted Rhosllanerchrugog. At the roundabout take the turning for Johnstown and continue for approx ¾ of a mile. Take the right turn prior to the petrol Station in Johnstown onto Aberderfyn Road and the land will be observed on the right after approximately 400 yards.

ACCOMMODATION

The existing planning consent and architects plans are for the construction of 2 x 1 bedroom ground floor apartments and 2 x 2 bedroom apartments

1 BEDROOM APARTMENTS

Briefly comprise - Private entrance door opening to a hall with internal doors off to all rooms. Well proportioned lounge with dining area, separate kitchen, double bedroom and bathroom.

2 BEDROOM 1ST FLOOR APARTMENTS

Briefly comprise - Private ground floor entrance door with stairs rising to 1st floor landing with useful store cupboard and internal doors to all rooms. Lounge with dining area, separate kitchen, 2 bedrooms and a bathroom.

SERVICES

We are advised that mains water, gas, electric and drainage are available within Aberderfyn Road however buyers need to satisfy themselves with the providers.

REPORTS

A Geo-Environmental Report has been carried out and can be emailed to genuine interested parties. Trial Pits and Contamination Tests have also been carried out and the results are available. Copy of the planning consent is available upon request.