

Colliers Arms Chapel Street

Ponciau, Wrexham, LL14 1SE

A detached former well established public house, currently closed, with spacious living accommodation, parking and gardens located within the densely populated village of Ponciau and adjoining the larger village of Rhosllanerchrugog. Briefly comprising the entrance lobby, male, female and disabled toilets, function room, public bar/lounge area, kitchen and cellar. The 1st floor landing gives access to the living accommodation comprising living room, kitchen, 3 bedrooms, bathroom and office. Generous outdoor space to include parking and enclosed rear gardens. Energy Rating - C (66)

Price £350,000

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Ponciau, Wrexham, LL14 1SE



- A detached former well established public house
- Entrance lobby, male, female and disabled toilets
- Comprising living room, kitchen, 3 bedrooms, bathroom and office
- With spacious living accommodation, parking and gardens
- Public bar/lounge area, kitchen and cellar
- Generous outdoor space to include parking and enclosed rear gardens
- Located within the densely populated village of Ponciau
- The 1st floor landing gives access to the living accommodation

[LOCATION](#)

[HOME OFFICE](#)

[DIRECTIONS](#)

[BATHROOM](#)

[ON THE GROUND FLOOR](#)

[OUTSIDE](#)

[PUBLIC BAR/LOUNGE](#)

[COUNCIL TAX BAND - B](#)

[FUNCTION ROOM](#)

[GROUND FLOOR CELLAR](#)

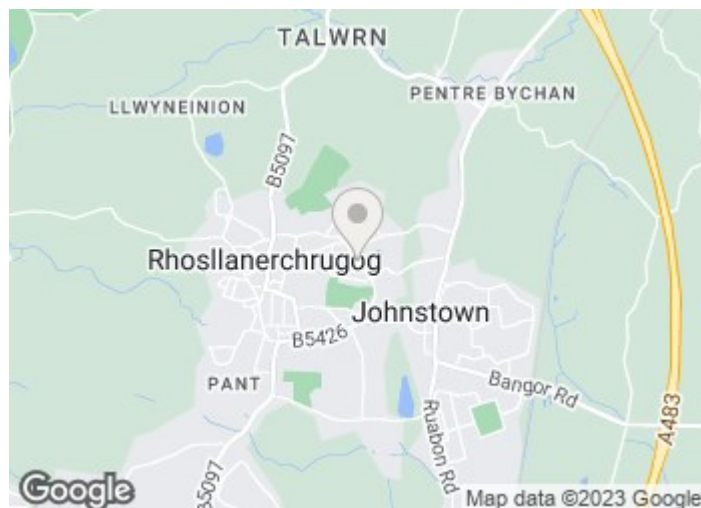
[ON THE FIRST FLOOR](#)

[OPEN PLAN GOOD SIZED LOUNGE](#)

[BEDROOM ONE](#)

[BEDROOM TWO](#)

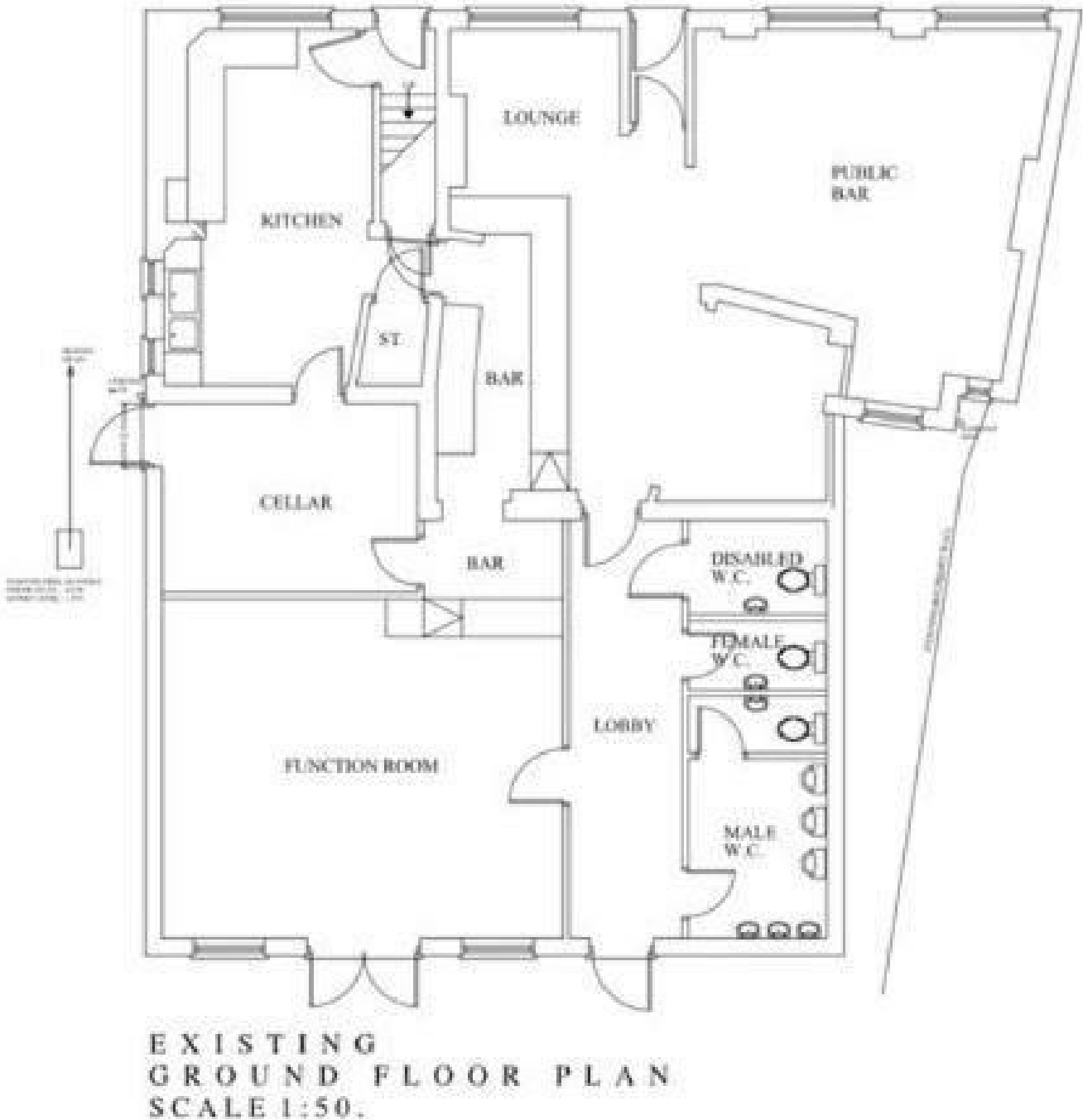
[BEDROOM THREE](#)



[Directions](#)



Floor Plan



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 must 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	