



## 26 Bank Street Ponciau, Wrexham, LL14 1EN

An excellent opportunity to purchase a spacious 2 bedroom semi-detached bungalow with generous rear garden and private driveway for 2 cars located within the popular village of Ponciau having access to a wide range of convenient shopping facilities and amenities. The bungalow requires a degree of refurbishment but has previously received a grant for external works to include a replacement roof, UPVC double glazing etc. The accommodation has gas-fired central heating via a modern combi boiler and briefly comprises a UPVC double-glazed entrance door opening to the hall, spacious open-plan living area to include a fitted kitchen dining area and lounge. 2 double bedrooms and a large bathroom with separate shower area. Externally, to the front of the bungalow is an enclosed low-maintenance garden alongside the brick-paved drive. Gated access to the rear secure garden with potential to recreate a lovely outdoor entertaining space. NO CHAIN. Energy Rating - E (50)

**Price £125,000**

# 26 Bank Street

Ponciau, Wrexham, LL14 1EN



- An excellent opportunity to purchase a spacious semi detached bungalow
- Located within the popular village of Ponciau
- Requires a degree of refurbishment but has previously received a grant for external works
- Hallway
- Lounge/kitchen/dining room
- Two double bedrooms
- Large bathroom with separate shower area
- Brick paved driveway
- Enclosed low maintenance garden to front
- Gated access to the rear secure garden

## LOCATION

## BATHROOM

## DIRECTIONS

12'0 x 9'2 (3.66m x 2.79m )

## ACCOMMODATION

## OUTSIDE

## HALLWAY

## COUNCIL TAX BAND - B

## LOUNGE/KITCHEN/DINING ROOM

19'8 x 13'7 (5.99m x 4.14m )

## BEDROOM ONE

9'9 x 9'8 plus wardrobes (2.97m x 2.95m plus wardrobes )

## BEDROOM TWO

13'8 x 7'8 (4.17m x 2.34m )

## REAR HALLWAY



[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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