



Plas Y Tafarn, Ponciau, LL14 1BY

Price £85,000

Reference: 19319290

Date: Add text here

TENURE: Tenure is advised the property is Leasehold. 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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Description

Of interest to investors and owner occupiers is this well presented ground floor apartment within a purpose built small development of just 5 other apartments having the benefit of an allocated parking bay, Upvc double glazing and gas fired central heating. Located in the village of Ponciau with the neighbouring village of Rhosllanerchrugog offering a good range of convenient amenities, the apartment briefly comprises a private entrance door opening to the open plan kitchen dining and living room. The kitchen area is appointed with a range of modern base and wall cupboards on a tiled floor with the lounge and dining area designated with wood effect laminate flooring. The inner hall gives access to a double bedroom, study/nursery and bathroom appointed with a white suite with shower over bath. Externally, the parking bay is directly in front of the apartment and to the rear is a gravelled clothes drying area. NO CHAIN. Energy Rating - C (79)

LOCATION

The village of Ponciau is situated approx 5 miles from Wrexham having the benefit of excellent road links to Wrexham, Chester and Shropshire. The village and adjoining villages of Rhos and Johnstown offer a good range of convenient amenities including doctors, dentists, supermarket and primary and secondary schools as well as a frequent bus service. The area features a number of picturesque countryside walks and is within easy range of the popular tourist town of Llangollen.



COUNCIL TAX BAND - A

DIRECTIONS

From Wrexham proceed along the A483 bypass in the direction of Oswestry taking the exit signposted Rhosllanerchrugog. Take the 3rd exit at the roundabout and continue for a further 1 mile taking the right turn into Fennant Road. Continue up the hill bearing right and then left onto Bank Street. Continue up the hill and the turning for Australia Street will be observed on the left with the apartments on the right.

ACCOMMODATION

Part glazed composite entrance door opens to the well proportioned open plan:

KITCHEN/DINING/LOUNGE

15'6 x 14'2

The kitchen area includes a range of base and wall units with chrome handles complimented by work surface areas incorporating a four ring gas hob with stainless steel extractor hood above and oven/grill below, stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, four drawer unit, plumbing for washing machine, space for tumble dryer, part tiled walls, concealed Worcester gas combination boiler and tiled flooring. The lounge/dining area is fitted with wood effect laminate flooring, radiator, mains wired smoke alarm and television aerial connection point. A six panel door opens to:

INNER HALL

With radiator, mains wired smoke alarm, central heating thermostat control and six panel white woodgrain effect doors off to all rooms.

BEDROOM

11'0 x 8'6

Upvc double glazed window to rear with radiator below and wood effect laminate flooring.

STUDY/CHILDRENS NURSERY

7'5 x 4'9

Upvc double glazed window to rear, radiator and wood effect laminate flooring.

BATHROOM

Appointed with a white suite of pedestal wash basin with mixer tap, twin grip panelled bath with hand held shower take-off, low flush w.c, upvc double glazed window, part tiled walls, tiled flooring, radiator and extractor fan.

OUTSIDE

The property has the benefit of an allocated parking space within the front forecourt and communal decorative gravelled garden to the rear.