



North Road, Ponciau, LL14 1HB

Price £135,000

Reference: 19434057

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



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

29 Holt Street, Wrexham, LL13 8DH  
 Tel: 01978 353553 Email: sales@wingetts.co.uk

www.wingetts.co.uk



## Description

An extended 2 double bedroom detached house with potential to create a 3rd ground floor bedroom if required together with gated parking, offering well proportioned accommodation, located within the popular village. Briefly comprising a Upvc double glazed entrance door to hall with stairs off rising to the 1st floor landing, lounge with Upvc double glazed window to front and fire surround. Sitting Room, spacious kitchen appointed with a fitted range of base units, playroom/dining room or possible 3rd bedroom and a ground Floor bathroom. On the first floor there are 2 Double Bedrooms. To the outside there is a small enclosed forecourt to the front and to the rear is a garden area with lawn and useful brick outbuildings together with the gated parking off the side lane. Gas central heating, Upvc double glazing. NO CHAIN. Energy Rating - E (50)

### LOCATION

The Village of Ponciau provides a pleasant and convenient residential location approx. 3 miles to the South of Wrexham within easy reach of a link to the main A483 providing easy daily commuting to the major commercial and industrial centres throughout the area. The Village itself and the nearby Village of Rhos provides a good range of day to day shopping facilities together with primary and secondary schools, social amenities etc.



### DIRECTIONS

From the A483 by pass proceed in a southerly direction taking the exit signposted Rhosllanerchrugog. Take the 3rd exit at the roundabout and continue through Pentre Bychan and over the brow of the hill whereafter take the first right into Fennant Road. Proceed to the top of the hill bearing right into North Road where the house will be observed on the left hand side.

### ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

### HALLWAY

With central staircase and six panel doors off.

### LOUNGE

13'3 x 12'4

Upvc double glazed window to front, radiator, coving to ceiling, wall light point and fire surround.

### SITTING ROOM

13'5 x 10'6

Upvc double glazed window to front, radiator, former chimney breast and raised cupboard.

### KITCHEN

22'0 average x 6'0

Fitted with a range of base units with chrome handles complimented by work surface areas incorporating a four ring gas hob with oven/grill below, stainless steel single drainer sink unit with mixer tap, plumbing for washing machine, part tiled walls, two upvc double glazed windows, upvc double glazed external door and understairs storage cupboard.

### DINING ROOM/PLAYROOM

13'8 max x 12'0 max

A versatile room with potential to be a third bedroom having upvc double glazed window to front and radiator.

### BATHROOM

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

### ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With four panel doors off.

### BEDROOM ONE

13'3 x 12'4

Upvc double glazed windows to front and rear and radiator.

### BEDROOM TWO

13'4 x 10'5

A good sized double bedroom with upvc double glazed windows to front and rear, radiator, storage cupboard housing the Ideal gas combination boiler and separate built-in wardrobe.

### OUTSIDE

The property is approached from the front via a gated path leading to the entrance door with low level brick front boundary wall. Accessed off the side lane are double metal gates which provide a parking area for two cars, brick built store sheds and garden area.

### COUNCIL TAX BAND - D