

# BOWEN

PROPERTY SINCE 1862



Asking Price £165,000

2 Bryn Tirion, Bank Street, Ponciau,  
Wrexham LL14 1EY

🏠 2 Bedrooms

🚿 1 Bathroom



## 2 Bryn Tirion, Bank Street, Ponciau, Wrexham LL14 1EY



### General Remarks

Beautifully presented throughout, this two bedroom semi-detached house has been maintained to a high standard by the current owners and benefits from double glazing and a combination boiler. Other major selling points include a driveway and garage and the gardens to the side and rear elevations which are wonderfully mature and larger than you would expect. Internally the property briefly comprises a living room with a feature multi-fuel burner; dining room; kitchen; rear porch; downstairs w.c.; landing; main bedroom; further double bedroom and a family bathroom. An early viewing is strongly advised.

**Location:** Located in the heart of the village of Ponciau, just 1.5 miles from junction 3 of the A483, with Wrexham 4 miles away, Chester 15, and Oswestry also 15 miles away. Local Schools, Shops and amenities are situated in the nearby villages of Johnstown and Rhos. Local walks also include the Hafod Woodland.

### Accommodation

#### On The Ground Floor:

**Living Room:** 13' 7" x 12' 6" (4.14m x 3.81m)

Double glazed composite door to the front elevation. PVCu double glazed window to the front elevation. Radiator. Multi-fuel burner with hearth. Coved ceiling. Ceiling rose.

**Dining Room:** 12' 9" x 10' 7" (3.89m x 3.22m)

PVCu double glazed window to the side elevation. Window to the rear elevation. Radiator. Laminate flooring. Down-lighters. Wood-effect work-tops and splash-back. Understairs storage cupboard.

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**Kitchen:** 9' 8" x 6' 3" (2.95m x 1.90m) PVCu double glazed windows to the rear and side elevations. Wall and base units with complementary wood-effect work surfaces. One-and-a-half-bowl ceramic sink and drainer unit with mixer tap. Electric point for cooker. Plumbing for washing machine. Wall tiling. Tiled floor. Heated towel rail.

**Rear Porch:** 9' 5" x 3' 9" (2.87m x 1.14m) PVCu double glazed door and window to the rear elevation. PVCu double glazed window to the side elevation. Tiled floor.

**Downstairs WC:** PVCu double glazed window to the side elevation. White two piece suite comprising a low level w.c. and wash hand basin. Tiled floor.

**On The First Floor:**

**Landing:**

**Bedroom 1:** 13' 9" x 12' 5" (4.20m x 3.79m) PVCu double glazed window to the front elevation. Radiator.









**Bedroom 2:** 12' 11" x 10' 9" (3.93m x 3.27m) plus alcove. PVCu double glazed window to the rear elevation. Radiator. Built-in storage.

**Bathroom:** 9' 6" x 5' 11" (2.89m x 1.81m) Two PVCu double glazed windows to the side elevation. White three piece suite comprising a panelled bath, low level w.c. and pedestal wash hand basin. Fully tiled walls. Tiled floor. Radiator. Down-lighters.

**Outside:** Externally there is a gravelled garden to the rear of the property with planted beds and a vegetable patch leading up to a Decked Entertaining Space. In addition to the rear garden there is also a good sized garden to the side of the property which is predominantly laid to lawn flanked by mature trees and shrubs. A driveway and Single Garage can also be found to the side of the property together with access to Two Cellar Rooms.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the gas-fired boiler situated in one of the cellar rooms.

**Tenure:** Freehold. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating – 57|D.

**Council Tax Band:** The property is valued in Band "B".

**Directions:** Leave Wrexham on the Ruabon Road continuing all the way through Rhostyllen to the roundabout below the A483 by Starbucks. At the roundabout beneath the A483 take the second exit signposted the B5605 Johnstown. Continue through Pentre Bychan and over the brow of the hill, taking the first right-hand turning onto Fennant Road. At the end of Fennant Road the property will be observed on the right-hand side opposite the turning for Chapel Street.





AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.





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