

# BOWEN

PROPERTY SINCE 1862



Asking Price £127,500

19 Brynydd, Ponciau,  
Wrexham LL14 1HA

🏠 2 Bedrooms

🚿 2 Bathrooms

## 19 Brynydd, Ponciau, Wrexham LL14 1HA



### General Remarks

This two bedroom semi-detached house is located in the heart of the village and should appeal to both first time buyers and rental investors alike. The property has been recently redecorated throughout in neutral tones and also benefits from double glazed windows and a modern "Worcester" boiler. Internally the property briefly comprises an entrance porch, living room, kitchen/diner, rear hallway, downstairs bathroom with white suite, spacious landing, main bedroom with en-suite shower room and a further double bedroom. The property is also offered for sale with NO ONWARD CHAIN. Viewing 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 Woodlands.

### Accommodation

#### On The Ground Floor:

**Entrance Porch:** 8' 8" x 3' 3" (2.65m x 1.00m) PVCu double glazed door to the front elevation. PVCu double glazed windows to the front and side elevations. Wooden flooring.

**Living Room:** 11' 5" x 10' 11" (3.47m x 3.34m) PVCu double glazed door and window to the front elevation. Radiator. Electric fire with feature surround. Wooden flooring.

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**Kitchen Diner:** 15' 7" x 11' 0" (4.74m x 3.36m) (reducing to 2.88m and reducing to 1.41m). PVCu double glazed windows to the front and rear elevations. White wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Integral electric hob. Cooker hood. Integral electric oven. "Worcester" combination boiler. Space for fridge. Plumbing for washing machine. Tiled floor. Wall tiling. Radiator. Down-lighters.

**Rear Hallway:** Wooden glazed door to the side elevation. Tiled floor.



**Bathroom:** 5' 10" x 5' 7" (1.77m x 1.69m) PVCu double glazed window to the rear elevation. White three piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and low level w.c. Wall tiling. Heated towel rail. Tiled floor.

**On The First Floor:**

**Landing:** 11' 1" x 6' 3" (3.37m x 1.90m) maximum. PVCu double glazed window to the side elevation. Radiator.

**Bedroom 1:** 10' 4" x 8' 11" (3.15m x 2.71m) PVCu double glazed window to the rear elevation. Radiator.





**En-Suite Shower Room:** Three piece white suite comprising a shower cubicle, wash hand basin set into cabinet and low level w.c. Wall tiling. Tiled floor. Heated towel rail.

**Bedroom 2:** 11' 5" x 10' 10" (3.48m x 3.30m) PVCu double glazed window to the front elevation. Radiator.

**Outside:** Externally there is a driveway to the front of the property and a low maintenance enclosed garden to the rear.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired combination boiler situated in the Kitchen.

**Tenure:** Freehold. Vacant Possession on Completion. NO CHAIN.

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

**EPC:** EPC Rating – 55|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 beneath the A483. Take the second exit signposted Johnstown and after passing through Pentre Bychan take the right-hand turning into Fennant Road. Towards the top of Fennant Road turn right into Brynydd, continue past the car park and follow the road around to the left and the property will be observed at the end of the road with the driveway in front.



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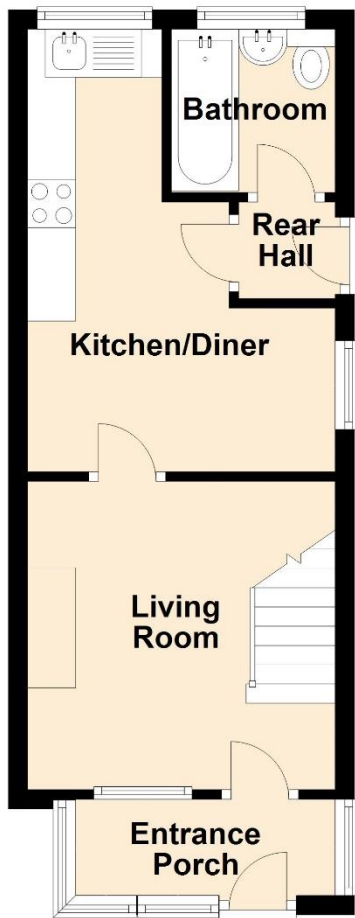
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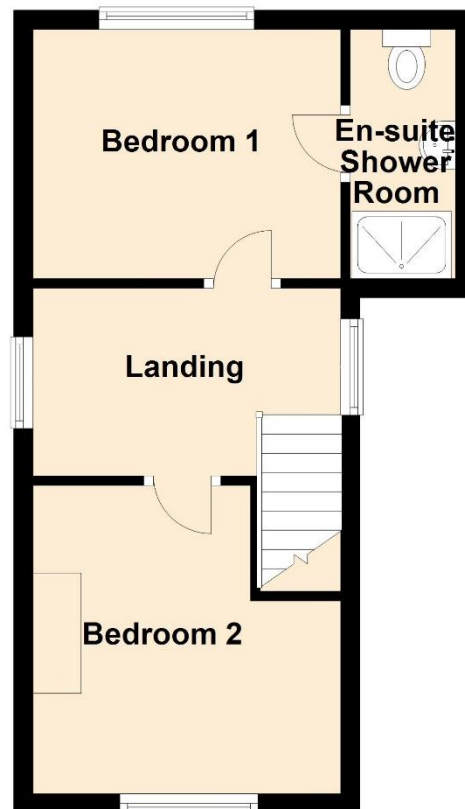
## Ground Floor

Approx. 28.2 sq. metres (304.0 sq. feet)



## First Floor

Approx. 28.5 sq. metres (306.6 sq. feet)



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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