

BOWEN

PROPERTY SINCE 1862



Asking Price £160,000

Swn Y Gwynt, Duke Road, Ponciau,
Wrexham LL14 1SS

🏠 2 Bedrooms

🚿 1 Bathroom

Swn Y Gwynt, Duke Road, Ponciau, Wrexham LL14 1SS



General Remarks

A cosy and contemporary two bedroom semi-detached property with off-road parking to the rear. Accommodation comprises two reception rooms and modern fitted kitchen. Two bedrooms and bathroom suite to first floor. The property is located in the village of Ponciau and within walking distance of the local Park. Low maintenance and level garden to the rear of the property. There are a range of day to day amenities in nearby villages of Rhos and Johnstown. Internal viewing recommended.



Accommodation

On The Ground Floor:

Entrance Hallway: 6' 3" x 2' 9" (1.90m x 0.84m) Part glazed PVCu entrance door. Laminate flooring. Double glazed window. Electric consumer unit. Ceiling light fitting.

Lounge: 18' 11" x 10' 11" (5.76m x 3.34m) Laminate flooring. Double glazed window into bay. Decorative coving. Ceiling light fitting. Power points. Telephone point. Television aerial point. Radiator. Thermostat control for the central heating boiler. Coal-effect gas fire with tiled hearth and wooden surround. Storage under the stairs.

Dining Room: 10' 11" x 9' 7" (3.32m x 2.92m) Laminate flooring. Radiator. Power points. Ceiling light fitting. Double opening PVCu doors to the garden.

Kitchen: 10' 8" x 5' 10" (3.24m x 1.79m) Comprising a range of cream wall and base units with a bevelled-edge brick-effect tiled splash-back and a laminate work top surface. Single stainless steel sink unit with draining-board and mixer taps. Two double glazed windows. Radiator. Gas cooker point with an extractor hood over. Plumbing and space for a washing machine. Power points. Tiled flooring. Space for tall fridge freezer. Part glazed PVCu door leading out to the garden.

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On The First Floor:

Landing: Fitted carpet. Power points. Ceiling light fitting. Smoke alarm.

Bedroom 1: 14' 4" x 11' 0" (4.36m x 3.36m) Laminate flooring. Two double glazed windows, one being frosted. Radiator. Power points. Ceiling light fitting.

Bedroom 2: 9' 9" x 7' 9" (2.96m x 2.37m) Fitted carpet. Double glazed window. Radiator. Power points. Storage cupboard over the stairs that has access to the loft.

Bathroom: 13' 5" x 5' 11" (4.08m x 1.80m) Comprising a three piece white bathroom suite to

include low level w.c., pedestal wash hand basin and a p-shaped panelled bath with a "Triton" electric shower unit over. Laminate flooring. Frosted double glazed window. Radiator. Ceiling light fitting. Airing cupboard housing the "Worcester Bosch" gas central heating boiler.

Outside: Low maintenance level garden to the rear which is mainly laid to lawn with Decked Seating Area and borders. Fenced boundaries. Gated side access. Outdoor lighting. Outdoor tap. Front garden laid to lawn with paved pathway. Off-Road Parking for two vehicles located at rear of property and accessed via side of neighbouring property.





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

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 71|C.

Council Tax Band: The property is valued in Band "C".

Directions: For satellite navigation purposes use the post code LL14 1SS. Leave the A483 city by-pass at exit 3, at which take the exit signposted the B5605 Johnstown. Continue for just over a mile to the first set of traffic lights at which turn right. Continue past the Fire Station and then take the first right after about 100 yards onto Chapel Street. Take first left turn into Duke Road where the property will be seen immediately on the left-hand side.



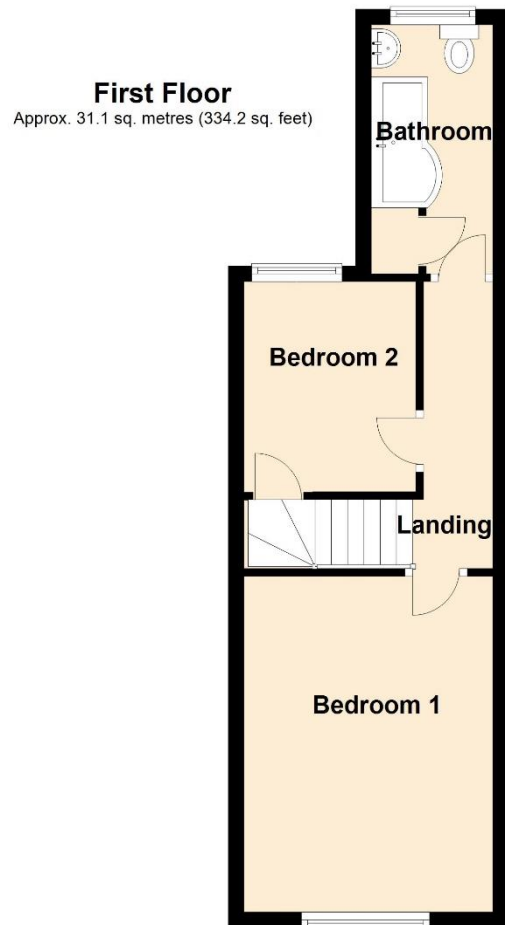
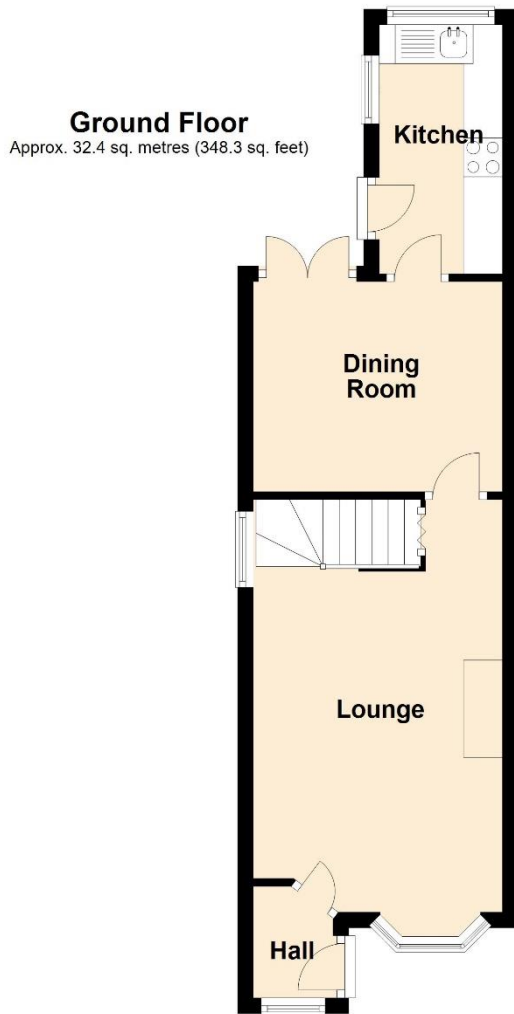
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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems 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.