

Town & Country

Estate & Letting Agents

Clarke Street, Ponciau, Wrexham

£237,500



A expansive detached three-bedroom property overlooking Ponciau Banks Park, with substantial downstairs accommodation and low maintenance garden to the rear.

Located in the quiet village of Ponciau, this Ruabon Red brick property benefits Gas central heating, UPVC double glazing and No Onward Chain.

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DESCRIPTION

LOCATION

Ponciau is a well-established village near Wrexham, offering good local amenities, access to scenic green spaces like Ponciau Banks Park, and convenient transport links. A great location for families and commuters alike.



ENTRANCE HALL

The property is entered through a timber-panel, single-glazed front door which opens to wood grain-effect ceramic tile flooring. There is a radiator, an ornate arch with ceiling mouldings, a staircase rising to the first-floor accommodation, and doors leading to the living room and sitting room.



SITTING ROOM

12'5 x 12'9

Featuring a bay window facing the front elevation with a radiator below, and an Adam-style fireplace with a marble hearth.



LIVING ROOM

13'6 x 15'8

With wood grain-effect laminate flooring, a radiator, and a gas fire set on a marble hearth with an exposed slate

surround. A window faces the rear elevation, while a second, smaller window faces the side elevation. Doors lead to an understairs storage cupboard with a light and a window to the side elevation. A second glazed door opens to the inner hallway.

INNER HALLWAY

With ceramic tiled flooring, tiled walls, and a cloaks cupboard. A door leads to the kitchen/dining room, and a fully glazed composite door opens to the rear garden.



KITCHEN/DINING ROOM

20'2 x 9'6

Fitted with a range of wood grain-effect wall, base, and drawer units with complementary display cabinets and ornate handles. Wood grain-effect work surfaces house a stainless steel single drainer sink unit with mixer tap. Integrated appliances include a recently installed stainless steel double oven, a four-ring gas hob, and an extractor hood above. There is also an integrated fridge/freezer, as well as space and plumbing for a washing machine. The flooring is wood grain-effect laminate, the walls are fully tiled, and there is a radiator and two windows facing the side elevation.

FIRST FLOOR LANDING

With an opaque window to the side elevation, ceiling mouldings, a radiator, and doors leading to all three bedrooms and the bathroom.



BEDROOM ONE

10'8 x 10'3

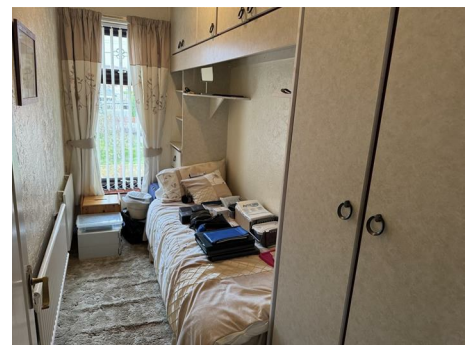
With a window facing the front elevation, a radiator, and fitted with a range of wardrobes, drawers, overhead luggage cupboards, and bedside cabinets.



BEDROOM TWO

10'8 x 7'6

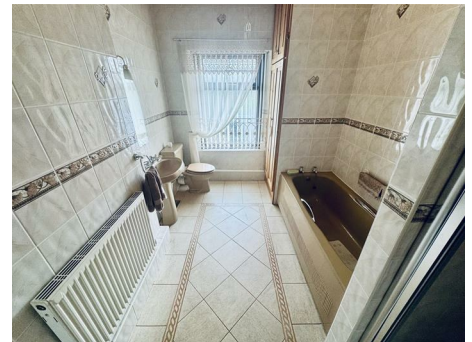
Fitted with wardrobes, drawers, and luggage cupboards. A window faces the rear elevation, offering views over the playing fields, with a radiator beneath.



BEDROOM THREE

10'8 x 4'8

With a window to the front elevation, a radiator, and fitted wardrobes, drawers, shelving, and luggage cupboards.



FAMILY BATHROOM

10'8 x 7'5

A generously sized bathroom fitted with a coloured four-piece suite comprising a panel bath, pedestal wash hand basin, low-level WC, and a corner shower enclosure with an electric shower. The walls are fully tiled, the floor is ceramic tiled, and there is a radiator and an opaque window to the rear elevation. An airing cupboard is also located in the corner.



EXTERNALLY

To the front of the property is a brick block forecourt with a low brick wall, iron railings, and an iron gate. A brick block pathway runs along the side of the property and leads through double iron gates to a low-maintenance rear garden, also predominantly brick block paved. Raised planters and various external lighting enhance the space, which also gives access to the garage, garden room, and outside cloakroom WC. Directly beyond the rear boundary are playing fields.



OUTSIDE CLOAKROOM WC

9'7 x 4'3

Accessed via a UPVC double-glazed door with an opaque

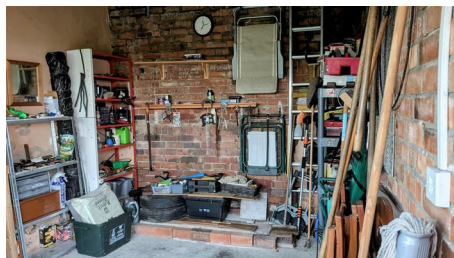
side window. The external cloakroom has ceramic tiled flooring, fully tiled walls, and is fitted with a dual-flush low-level WC and a pedestal wash hand basin.



SUN ROOM

9'7 x 7'5

Accessed from the rear garden via a UPVC double-glazed patio door. It features ceramic tiled flooring, recessed ceiling downlights, and two arched display alcoves.



GARAGE

13'5 x 10'8

Accessed through timber sliding doors at the front or via a

pedestrian side door. The garage benefits from power and lighting. Although unlikely to accommodate a car, it offers excellent potential for use as a motorcycle garage, workshop, or storage space.



VIEWS

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

Tenure: Freehold

Council Tax Band D -£2193.00

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345. Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 