

Wingetts

More than just estate agents



4 Glanllyn, Pool Road, Ponciau, Wrexham, LL14 1LB

£150,000

A well presented 3 bedroom semi detached house situated on a quiet lane just off Fennant Road in the village of Ponciau with a good range of amenities and road links nearby. The accommodation briefly comprises an open fronted porch, Upvc part glazed door opening to the entrance hall with staircase to 1st floor landing and tiled floor, lounge with the warmth of a recently installed log burner within chimney breast, kitchen dining room fitted with an extensive range of base and wall cupboards including a range style cooker and pantry cupboard. The 1st floor landing connects the 3 bedrooms and a bathroom with bath and separate shower enclosure. Gas fired central heating via a combi boiler and Upvc double glazing. To the outside, a gated path leads to the entrance door with forecourt garden area and a rear courtyard style garden. Energy Rating - E (54)

LOCATION

The village of Ponciau is situated approximately 4 miles from Wrexham having the benefit of excellent road links to Wrexham, Chester and Shropshire. The village and adjoining villages of Rhosllanerchrugog and Johnstown offer a good range of convenient amenities including doctors, dentists, supermarket and primary and secondary schools as well as a frequent bus service. The area features a number of picturesque countryside walks and is within easy range of the popular tourist town of Llangollen.

DIRECTIONS

From Wrexham proceed along the A483 by pass in the direction of Oswestry and take the exit signposted Rhostyllen and Rhosllanerchrugog. At the roundabout take the 3rd exit and continue for approximately 1 mile through Pentre Bychan. Take the right hand turn onto Fennant Road, turn left onto Ellis Street opposite Oak Road, continue, bear left and then left again where the house will be observed on the right.

ON THE GROUND FLOOR

An open fronted porch with upvc part glazed door opening to:

HALLWAY

Having tiled flooring, radiator, staircase to first floor landing and part glazed pine doors off.

LOUNGE 14'1" x 10'2" (4.3m x 3.1m)

Upvc double glazed window to front with fitted blinds, wood effect laminate flooring, log burner set within chimney breast with timber mantel above, slate hearth and wall light point.

KITCHEN/DINER 15'1" x 11'5" (4.6m x 3.5m)

A good sized room fitted with an extensive shaker style range of base and wall cupboards complimented by work surface areas incorporating a stainless steel 1 1/2 bowl single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, stainless steel extractor hood above a six burner gas Range cooker, plumbing for washing machine, space for dryer, Worcester gas combination boiler, grey ceramic tiled flooring, radiator, useful pantry cupboard currently housing the fridge freezer and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With recently fitted carpet, upvc double glazed window, four panel doors off to all rooms and ceiling hatch to roof space with pull-down loft ladder.

BEDROOM ONE 14'1" x 8'6" (4.3m x 2.6m)

Upvc double glazed window to front, radiator and wall light point.

BEDROOM TWO 11'5" x 8'6" (3.5m x 2.6m)

A double bedroom with upvc double glazed window to rear, radiator and built-in storage cupboard.

BEDROOM THREE 10'9" x 6'6" (3.3m x 2m)

Upvc double glazed window to rear and radiator.

BATHROOM 7'10" x 6'2" (2.4m x 1.9m)

Appointed with a four piece bathroom suite of bath with mixer tap and hand held shower take-off, shower enclosure with mains thermostatic shower, low flush w.c, wash basin within vanity unit, fully tiled walls, tiled flooring, upvc double glazed window, radiator and extractor fan.

OUTSIDE

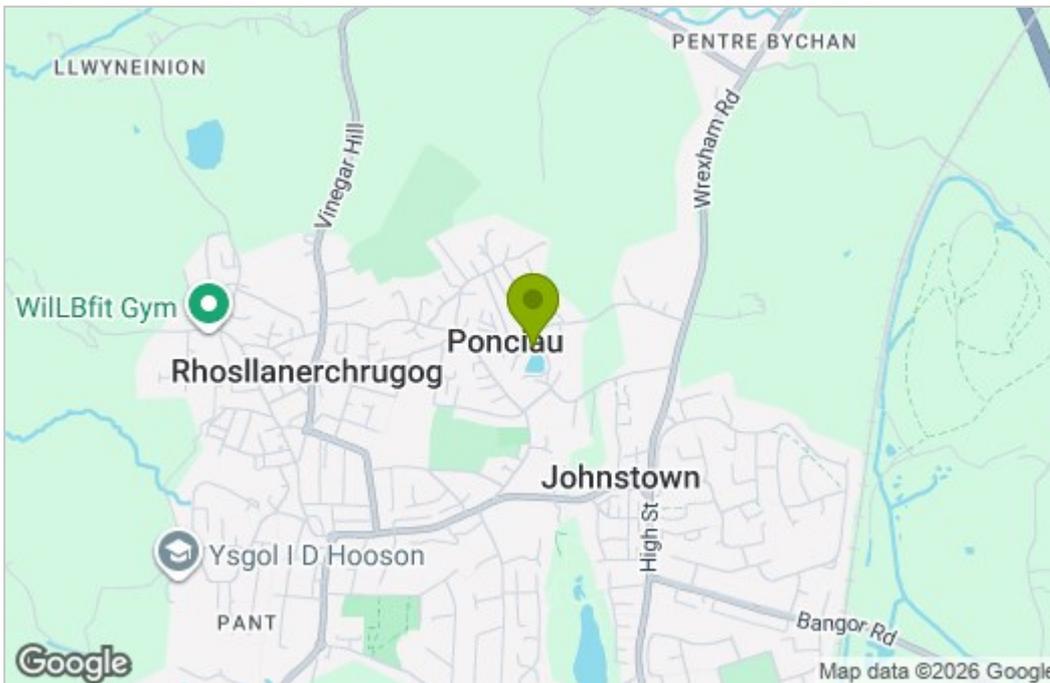
The property is approached from a quiet lane through a good quality gate with matching boundary fencing and paved front forecourt providing storage space. The enclosed rear garden provides a good degree of privacy and includes paved patio with steps down to a lower level courtyard enclosed within part quality timber fencing and balustrade.

PLEASE NOTE

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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