



## 2 Bents Cottages

Wrexham | | LL14 1LE

£140,000

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Situated within the village of Ponciau, this charming two double bedroom terraced cottage forms part of a row of six properties dating back to the early 1900s and enjoys an elevated position with views across Wrexham.

In brief, the accommodation comprises an entrance hall, cosy living room with multi-fuel burner and a kitchen/dining area. To the first floor, the landing provides access to two well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from an area to the front providing off-road parking. To the rear is a low-maintenance slate chipped courtyard with a gate leading to a shared pathway.

Bents Cottages are located just off North Road in Ponciau, a well-established village offering a range of everyday amenities within walking distance, including shops, schools and local services. The neighbouring villages of Johnstown and Rhosllanerchrugog provide further facilities, while Wrexham city centre is a short drive away offering a wider selection of retail, leisure and dining options. The nearby A483 provides excellent transport links to Wrexham, Chester, Oswestry and the wider North West, making the property well suited to commuters.

- TWO DOUBLE BEDROOM TERRACED COTTAGE
- ENTRANCE PORCH
- LIVING ROOM
- MULTI-FUEL BURNER
- KITCHEN/DINING AREA
- FAMILY BATHROOM
- COURTYARD TO THE REAR



### Entrance Porch

UPVC double glazed door leading into entrance porch with stairs to first floor, wooden laminate flooring, ceiling light point and door into living room.

### Living Room

UPVC double glazed window to the front. Multi-fuel burner set on a slate hearth with wooden mantel. Under-stairs storage cupboard with light. Wooden laminate flooring, ceiling light point, wall mounted electric smart heater.

### Kitchen/Dining Room

Housing a range of wall, drawer and base units with complimentary wooden work surface over incorporating a stainless steel sink unit with mixer tap. Integrated appliances to include electric oven and induction hob. Space for further appliances to include fridge-freezer, tumble dryer, space for both washing machine and dishwasher. Vinyl flooring, two ceiling light points, cupboard housing meters, uPVC double glazed window to the rear and uPVC double glazed door leading to rear garden area.

### Landing Area

Wooden laminate flooring, access to loft, ceiling light point, doors to bedrooms and bathroom.

### Bedroom One

UPVC double glazed window to the front with views. Built in cupboard housing shelving and rails. Wooden laminate flooring, ceiling light point and wall-mounted electric smart heater.

### Bedroom Two

UPVC double glazed window to the rear, wooden laminate flooring, ceiling light point and wall-mounted electric smart heater.

### Bathroom

Three-piece suite comprising low-level WC, wash hand pedestal basin and panelled bath with electric shower over. Cupboard housing immersion water cylinder. Vinyl flooring, extractor fan and uPVC double glazed window to the rear elevation.

### Outside

To the front there is a parking area along with a timber shed. To the rear is a slate chipped courtyard area with gate leading to a shared pathway. To the boundaries are walls and fencing for added security and privacy.

### Additional Information

The owners have installed wall mounted electric smart heating in the property however the radiators remain, if the purchaser would like to upgrade the heating system. There is no mains gas to the property and the previous back boiler which has now been removed was solid fuel. The loft is partly boarded with a light. To the front there is parking however some of this is unadopted and does not belong to the property on the deed. Please see key buyers for facts to review the plan.

### Important Information

#### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a





Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

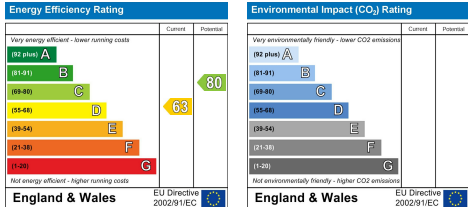




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