



**15 Clarke Street, Ponciau, Wrexham, LL14 1RT**

**Price £280,000**

A superbly presented and spacious 4 bedroom family home with gated parking for 4 cars offering plenty of attractive features to include a well appointed fitted kitchen, warmth of a log burner, 3 reception rooms including a dining room with bi fold doors opening to the rear garden, high ceilings and 3 double bedrooms. Located within the village of Ponciau and a range of amenities, including a local park, the accommodation briefly comprises an enclosed entrance porch, spacious lounge with log burner, an open aspect to the family sized dining room, gloss fronted fitted kitchen with range style gas cooker, sitting room/playroom and cloaks/w.c. A large Velux window provides an excellent degree of natural light into the landing which connects the 4 bedrooms, one of which has a built in walk-in wardrobe. The family bathroom includes a bath and separate shower enclosure. Gas fire central heating and Upvc double glazing.

To the outside, a sliding gate opens to the private drive with timber shed and path to entrance door. The rear garden has been designed for low maintenance and includes 2 patio areas for outdoor dining, artificial grass, external sockets, all of which is enclosed to provide a safe family environment. Energy Rating - D (66)

## LOCATION

Situated within the Village of Ponciau approx. 5 miles from Wrexham and having the benefit of the surrounding villages of Rhosllanerchrugog and Johnstown which provide a convenient range of day to day shopping facilities and social amenities including primary and secondary schools. There are excellent road links to Wrexham, Chester and Shropshire to allow for daily commuting to the major commercial centres of the region.

## DIRECTIONS

Proceed out of Wrexham along the A483 Wrexham by-pass. Continue until the second exit signposted Rhosllanerchrugog, at the roundabout take the third exit towards Johnstown. Take the 2nd right hand turning after the turning for the Crematorium into Aberderfyn Road. Proceed up the hill, straight across at the cross roads onto Clarke Street and the property will shortly be observed on the right.

## ON THE GROUND FLOOR

Part glazed composite entrance door opening to:

### ENCLOSED PORCH

With tiled flooring, coat hanging space and part glazed upvc door opening to:

### SITTING ROOM/PLAYROOM 13'1" max 11'9" (4m max 3.6m)

Incorporating a modern chrome and timber staircase, upvc double glazed window to front, radiator and oak veneer door opening to:

### LOUNGE 17'4" x 13'1" (5.3m x 4m)

A spacious reception room having wood style flooring, two upvc double glazed windows to front, radiator, log burner with tiled feature wall to surround and limestone hearth, fitted shelving, storage cupboard and an open aspect to:

### DINING ROOM 12'9" x 8'2" (3.9m x 2.5m)

Having a continuation of the wood style flooring, aluminium bi-fold doors opening to the rear garden, radiator and oak veneer door to:

### KITCHEN 15'1" x 11'1" (4.6m x 3.4m)

Fitted with a range of gloss fronted base and wall cupboards complimented by wood effect work surface areas incorporating a stainless steel 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, seven burner gas Range cooker with splashback and extractor hood above, plumbing for washing machine, plumbing for dishwasher, space for tumble dryer, housing for American style fridge freezer, part tiled walls, concealed Worcester gas combination boiler, tiled flooring, inset ceiling spotlights, wine rack, cutlery and pan drawers.

## INNER HALL

White six panel doors off.

## CLOAKS/W.C

Appointed with a low flush w.c and wash basin set within white fronted vanity unit, radiator and tiled flooring.

## ON THE FIRST FLOOR

Approached via the staircase from the sitting room to:

## LANDING

With large Velux roof light window providing an excellent degree of natural light, radiator and six panel doors off.

### BEDROOM ONE 12'5" x 9'6" (3.8m x 2.9m)

Two upvc double glazed windows, radiator and ceiling hatch to roof space.

### BEDROOM TWO 12'5" x 8'2" (3.8m x 2.5m)

Two Velux roof light windows within raised ceiling, upvc double glazed window to rear, radiator and inset ceiling spotlights.

### BEDROOM THREE 9'6" x 9'2" (2.9m x 2.8m)

Upvc double glazed window, radiator, walk-in wardrobe with hanging rail, shelving and upvc double glazed window.

### BEDROOM FOUR 10'2" x 7'2" (3.1m x 2.2m)

Upvc double glazed window and radiator.

## BATHROOM

Appointed with a corner shower enclosure with mains thermostatic shower and Drench style shower head, pedestal wash basin, low flush w.c, bath, fully tiled walls, Velux roof light window, inset ceiling spotlights, tiled flooring and chrome heated towel rail.

## OUTSIDE

The property is approached through a sliding decorative metal gate opening to the private driveway providing parking for four cars with paved path off leading to the entrance door, pedestrian metal gate on brick pillars, low level front brick built boundary wall and good sized timber storage shed. Gated access to the side leads to the rear garden which provides an excellent outdoor entertaining area for both adults and children and includes a stone paved patio with artificial grass beyond, timber decked patio and useful electric socket.

## PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.

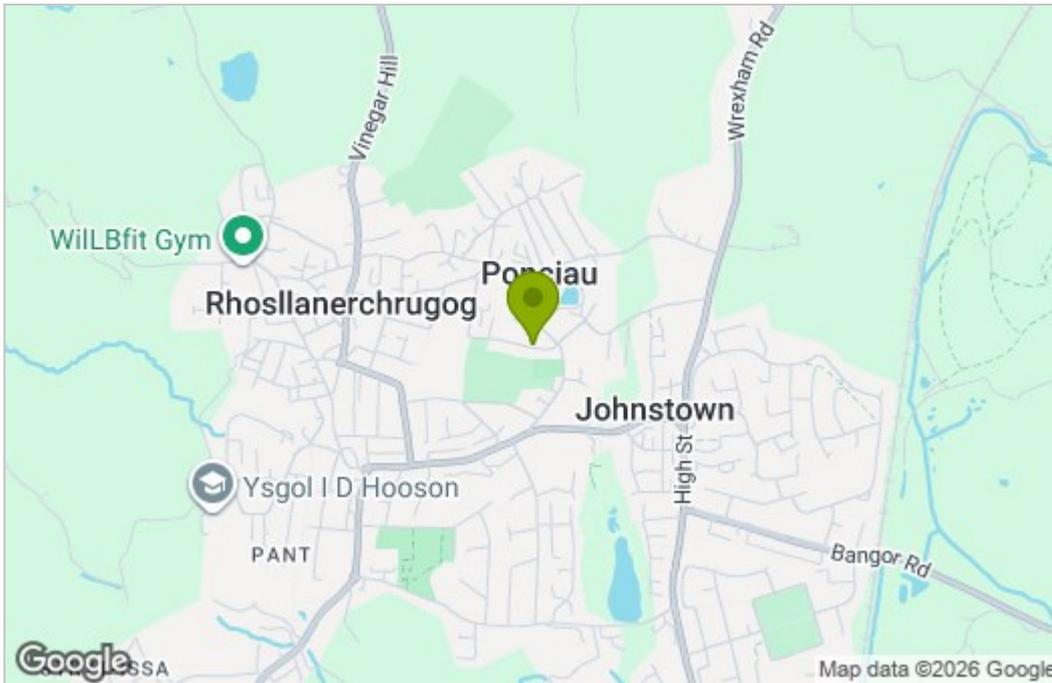




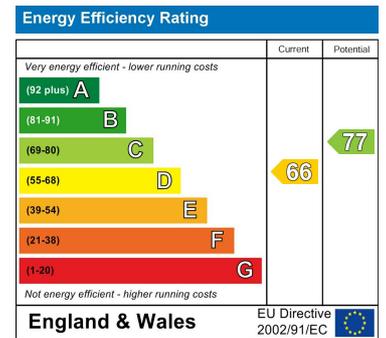
## Floor Plan



## Area Map



## Energy Efficiency Graph



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