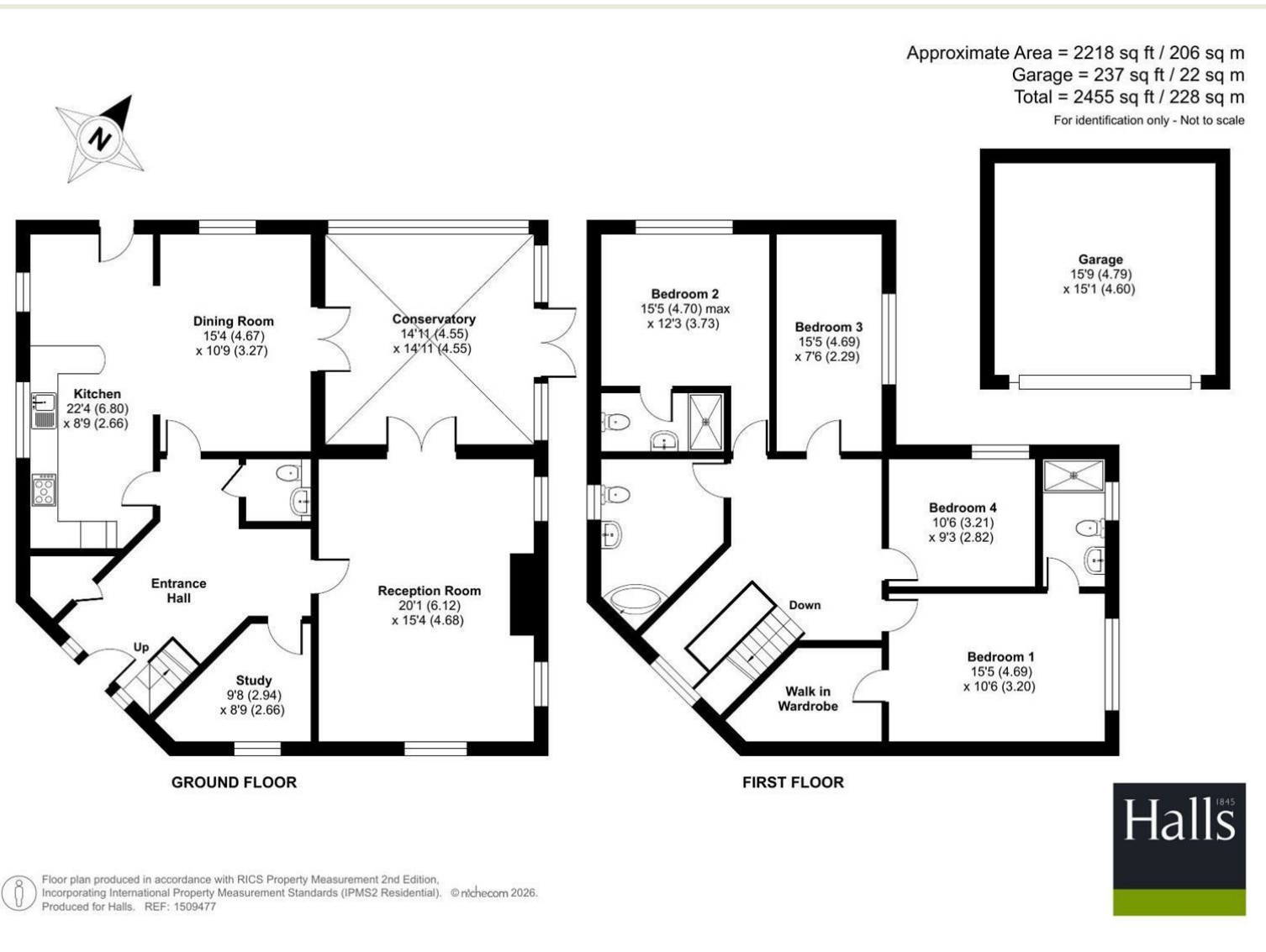
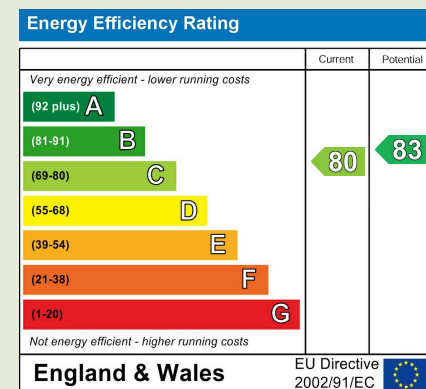




SUNNY VIEW | STANLEY ROAD

PONCIAU | WREXHAM | CLWYD | LL141HH



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



OSWESTRY SALES

20 Church Street | Oswestry | Shropshire | SY11 2SP

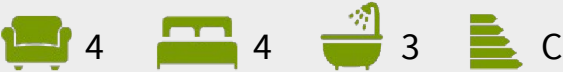
01691 670320 oswestry@halls.gb.com

www.halls.gb.com



A substantial and much improved detached four-bedroom family home boasting double garage, attractive gardens, and well presented living accommodation, pleasantly situated on the perimeter of the village of Ponciau.

Offers in the region of £445,000



- Substantial Family Home
- Immaculately Presented
- Master with En-Suite and Walk-in Wardrobe
- Attractive Gardens
- Spacious Driveway and Double Garage
- Popular and Convient Location

DESCRIPTION

Halls are delighted with instructions to offer Sunny View in Ponciau for sale by private treaty.

Sunny View is a generously proportioned family home which has been subject to a number of improvement works by the current vendors and now provides over 2,200 sq ft of well-presented and thoughtfully designed living accommodation situated over two floors, these comprising, on the ground floor, an Entrance Hall, Living Room, Cloakroom, open plan Kitchen/Dining Room, and Study, together with, to the first floor, four Bedrooms (the Master boasting an En-Suite and Walk-in wardrobe), and a family Bathroom.

The property enjoys a particularly pleasant position on the perimeter of this popular development and is complemented by larger-than-anticipated gardens. To the front, a substantial driveway provides ample off-road parking for a number of vehicles and leads on to the double garage, whilst to the rear are thoughtfully landscaped and well-maintained gardens, providing an attractive and private setting for outdoor dining, entertaining and relaxation.



THE PROPERTY

The property is principally accessed via a covered external Porch which opens into a spacious Entrance Hall, from where doors radiate into the principal ground floor accommodation and stairs rise to the first floor. Positioned immediately off the Hall is a versatile Study, ideally suited to those working from home, whilst a useful Cloakroom provides a low-flush WC and hand basin. The principal Reception Room is an especially impressive and generously proportioned space, providing ample room for a variety of seating arrangements and centred around a striking contemporary inset electric fireplace, elegantly incorporated within a bespoke chimney breast beneath a wall-mounted television to form a sophisticated focal point. Double doors open seamlessly into the Conservatory, further enhancing the sense of space and creating a natural flow between the adjoining reception areas.

Serving as the heart of this especially family-orientated home is a generously proportioned Kitchen/Dining Room, with the Kitchen arranged with a comprehensive selection of fitted base and wall units and opening naturally into an expansive Dining Room capable of accommodating a substantial dining suite. From here, double doors lead through into an impressive Conservatory, this enjoying extensive glazing overlooking the gardens and providing an excellent additional reception space for entertaining or more relaxed family moments, whilst external doors provide a seamless transition onto the surrounding gardens.

Stairs rise from the Entrance Hall to a first-floor Landing, from where doors provide access into four comfortably proportioned Bedrooms. Bedroom One forms an especially impressive principal suite, comprising a generous double Bedroom complemented by a dedicated Walk-in Wardrobe and private En-Suite Bathroom. Bedroom Two is similarly well appointed and benefits from its own En-Suite Shower Room, whilst Bedrooms Three and Four provide two further well-sized rooms, ideally suited to family living or guest accommodation. Completing the first floor is a Family Bathroom, fitted with a suite comprising a corner bath, low-flush WC and hand basin.

OUTSIDE

The property is complemented by a particularly respectable level of external space and is approached over a private driveway, shared with just one neighbouring property, which leads on to a generous private parking area providing ample space for a number of vehicles. The driveway continues to a detached double garage, featuring an EV car charger and metal up-and-over door with power and light laid on. A paved pathway leads to the entrance porch and continues around the side of the property, where gated access leads through to the rear gardens.



The side and rear gardens represent a particularly attractive feature of the property and have been designed with both family use and outdoor entertaining in mind. They principally comprise generous expanses of lawn complemented by paved patio areas, which provide ideal spaces for outdoor dining and from which the pleasant surrounding views can be enjoyed. Of particular note is a covered timber-decked entertaining area, offering a versatile, sheltered space suitable for a range of uses such as a hot tub.

SITUATION

The property is pleasantly situated on the perimeter of a popular residential development within the village of Ponciau, a well-established community offering a good range of day-to-day amenities, including local shops, primary schooling and community facilities. The nearby villages of Rhosllanerchrugog and Ruabon provide further amenities, whilst the thriving centre of Wrexham lies approximately 5 miles to the north and offers an extensive range of shopping, educational and recreational facilities. The property is also well placed for access to the A483, providing convenient road links towards Chester, Oswestry and the wider regional road network.

SCHOOLING

The property lies within convenient reach of a number of well-regarded local educational establishments, including Ysgol Rhiwabon, Rhosymedre Community Primary School, Ysgol Acrefair, Cefn Mawr Community Primary School and St Mary's Primary School.

W3W

///cook.scrolled.cavalier

DIRECTIONS

From Oswestry, proceed north along the A483 towards Wrexham and continue until reaching the exit signposted Rhosllanerchrugog. At the roundabout, take the exit towards Johnstown and continue before taking the right-hand turning after the turning for the Crematorium into Fennant Road. Proceed up the hill and turn right into Stanley Road. Continue for approximately 150 yards, where the entrance to the private drive will be found on the right, with Sunny View being the property on the left.

SERVICES

We understand that the property has the benefit of mains water, gas, drainage and electric. The property also benefits from an EV car charger.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.



LOCAL AUTHORITY

Wrexham County Borough Council Guildhall, Wrexham, LL11 1AY

COUNCIL TAX

The property is in Band ' F ' on the Wrexham Council Register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (plus VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.