

Town & Country

Estate & Letting Agents

North Road, Ponciau, Wrexham

£159,950



Nestled within the popular village of Ponciau, this beautifully presented two-bedroom mid-terrace home offers a perfect blend of character, style and practicality. Thoughtfully modernised throughout, the property provides spacious accommodation, quality finishes and excellent outside space, making it an ideal choice for a wide range of buyers.

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DESCRIPTION

A beautifully presented and deceptively spacious two-bedroom mid-terrace home, finished to a high standard throughout. The property boasts a stunning open-plan living, kitchen and dining area, a recently renovated contemporary bathroom, two generous double bedrooms with extensive fitted storage, and a low-maintenance rear garden. Ideal for first-time buyers, downsizers or investors, this charming home is ready to move straight into.

LOCATION

Situated in the popular village of Ponciau, this property enjoys a convenient location within walking distance of local shops, schools and everyday amenities. The neighbouring villages of Johnstown and Rhosllanerchrugog offer a wider range of facilities, while Wrexham city centre is just a short drive away, providing excellent shopping, leisure and dining options. The nearby A483 offers superb road links to Chester, Oswestry and the North West, making this an ideal location for commuters and families alike.

ENTRANCE HALL



OPEN PLAN LIVING AREA

A superb open-plan living space finished with attractive herringbone-effect flooring throughout, creating the perfect environment

for both everyday living and entertaining.

The spacious lounge area features a charming log-burning stove with a solid timber mantel above, a large UPVC double-glazed window overlooking the front elevation with a radiator beneath, and double-glazed patio doors opening onto the rear garden.



FIRE PLACE

LIVING ROOM



KITCHEN

The contemporary fitted kitchen overlooks the rear garden through a UPVC double-glazed window and is fitted with an integrated oven, electric hob, integrated fridge freezer, and integrated washing machine. Stylish tiled

splashbacks, slimline worktops, high-gloss cream wall and base units, and a modern grey vertical radiator complete this bright and functional kitchen.



DINING AREA

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FAMILY BATHROOM

6'10" x 8'10"

A beautifully presented family bathroom, recently renovated to a high standard and fully tiled from floor to ceiling in contemporary beige and grey tones. The suite comprises a spacious walk-in shower, WC, vanity wash hand basin with built-in storage, and a modern heated towel radiator. A UPVC double-glazed opaque window overlooks the rear elevation, while a fitted wall mirror completes this stylish and practical space.



BEDROOM ONE

10'4" x 10'10"

A generous main bedroom featuring a UPVC double-glazed window overlooking the front elevation with a large radiator beneath. The room is finished with wood-effect laminate flooring and offers an excellent range of fitted furniture, including wardrobes, built-in bedside tables, overhead storage cupboards, and an additional storage unit beside the window. A further storage cupboard houses the Worcester combination boiler. Benefiting from high ceilings and an abundance of built-in storage, this is a spacious and practical principal bedroom.



BEDROOM TWO

7'6" x 12'2"

A well-proportioned second double bedroom fitted with grey carpet. A UPVC double-glazed window overlooks the rear elevation with a large radiator beneath. The room also benefits from fitted double wardrobes with additional overhead storage cupboards, providing excellent storage while maintaining a comfortable living space.



REAR GARDEN

The attractive rear garden has been designed for low-maintenance living, being fully stone-covered throughout. Enclosed by a combination of brick walling and timber fencing, it offers a good degree of privacy. A timber gate provides access to the side passageway, making it an

ideal outdoor space for relaxing or entertaining.



GARAGE

The property benefits from a generous double garage, providing excellent space for secure parking, storage or use as a workshop. In addition, there is ample off-road parking,

Services (Wrexham)

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

Tenure: Freehold

Council Tax Band B (£1706.00)

Wi-Fi - Fibre

Bottle gas costing approximately £250.00pa

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

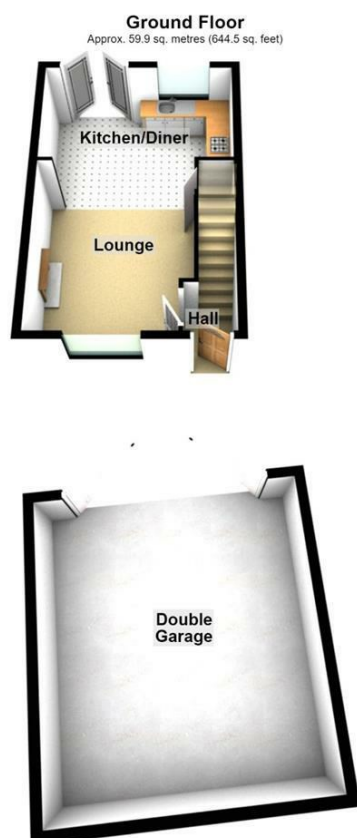
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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.

Viewings (Wrexham)

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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		
	70	81
England & Wales		EU Directive 2002/91/EC