



School Lane | Ponciau | Wrexham | LL14 1RP

Offers in the region of £139,950



ROSE RESIDENTIAL

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Situated in the sought-after village of Ponciau, this well presented, two bedroom, semi detached home offers spacious and versatile accommodation arranged over three floors. The property comprises a comfortable lounge, a generous kitchen with space for dining, a well-appointed bathroom, and two double bedrooms. Externally, there is a low-maintenance garden to the rear, providing practical outdoor space.

Entrance

A part glazed composite entrance door provides direct access into the lounge.

Lounge

10'6" x 10'9" (3.21m x 3.28m)

A welcoming reception room featuring a front facing uPVC double glazed window, fitted carpet, radiator, and a chimney breast with decorative fire surround, creating an attractive focal point to the room.





Inner Hallway, Stairs & Landing

Stairs rise from the inner hallway to the first floor landing, where doors lead to both bedrooms.

Kitchen

11'3" x 11'10" (3.44m x 3.63m)

An extremely well portioned kitchen which is fitted with a range of wall and base units with worktop surfaces and splashback tiling, incorporating an inset stainless steel sink unit. Integrated appliances include a hob, extractor hood, and oven, with additional space and plumbing for a washing machine and space for a fridge/freezer. The room also benefits from a wall-mounted Worcester gas boiler (installed 2025) and stairs leading to the ground floor.

Bedroom One

10'9" x 10'9" (3.30m x 3.29m)

A generous double bedroom with a front facing uPVC double glazed window, radiator, and fitted carpet.

Bedroom Two

11'2" x 8'5" (3.41m x 2.59m)

A further spacious double bedroom featuring a rear facing uPVC double glazed window enjoying far reaching views, along with a radiator and fitted carpet.

Stairs & Rear Hallway

A further staircase leads from the kitchen down to the rear hallway, which provides access to the bathroom and a rear facing, part glazed, uPVC door opens directly onto the garden.

Bathroom

An extremely spacious bathroom fitted with a modern white suite comprising a panelled bath with wall-mounted shower over, low-level WC, and pedestal wash hand basin. The room also benefits from a rear facing UPVC double glazed window with privacy glass, radiator, fully tiled walls, and space for a tumble dryer.





External

To the front of the property is a small gravelled garden with a pathway leading to the entrance door. The rear garden has been designed for low maintenance, featuring an artificial lawn with gravelled borders and the added benefit of gated rear access.

Disclaimer

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By proceeding with any engagement with this property, you acknowledge that you have read, understood, and accepted these terms.

Anti Money Laundering (Aml) Checks

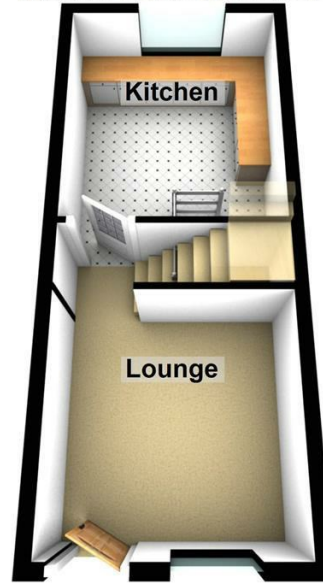
We are required by law to carry out anti money laundering (AML) checks on all purchasers of property. Whilst we remain responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial checks are undertaken on our behalf by Lifetime Legal. Once your offer has been accepted, Lifetime Legal will contact you to complete the necessary verification. The cost of these checks is £60 (including VAT), which covers the cost of obtaining relevant data, as well as any manual checks and monitoring that may be required. This fee must be paid directly to Lifetime Legal before we can issue a memorandum of sale, and it is non-refundable.



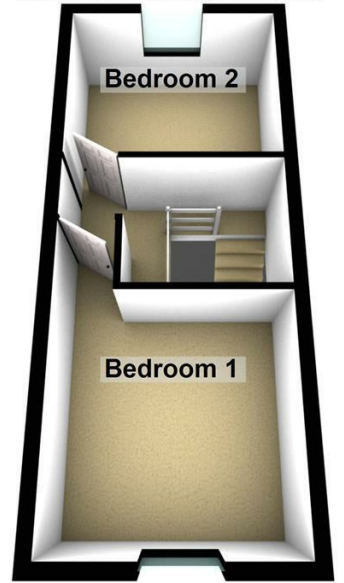
Basement
Approx. 14.0 sq. metres (151.0 sq. feet)



Ground Floor
Approx. 25.8 sq. metres (278.2 sq. feet)



First Floor
Approx. 25.8 sq. metres (278.0 sq. feet)



Total area: approx. 65.7 sq. metres (707.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Wrexham

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