

4 School Lane, Ponciau, Wrexham, LL14 1RP
£144,950 MW46624



DESCRIPTION: Situated in a popular village location is this well presented 2 bedroom semi detached property with accommodation arranged over 3 floors to briefly comprise lounge, fitted kitchen/diner with integrated appliances and to the ground floor there is rear hall and spacious bathroom/wc and to the first floor there are 2 double bedrooms. The accommodation is complimented by gas heating and UPVC double glazing and externally there are low maintenance gardens to the front and rear. **IDEAL FIRST TIME PURCHASE: VIEWING RECOMMENDED: FREEHOLD: COUNCIL TAX BAND B:**

GEORGE A MURRAY FNAEA – RESIDENT PARTNER

Viewing by arrangement through Wrexham Office

35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275

Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

DIRECTIONS: From the Wrexham office proceed out of town passing the football ground on the right hand side, at the main Wrexham roundabout turn left and proceed to the 2nd exit for Rhostyllen and at the roundabout take the 3rd exit for Johnstown, continue in the Johnstown direction and Fennant Road will be noted on the right hand side, turn right into Fennant Road and continue up the hill until Johnson Street will be noted on the left, turn left and second left into School Lane and the property will be noted on the left hand side via the Molyneux for sale sign.



LOCATION: Situated in a popular village location with easy access to Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed. **NEW WORCESTER BOILER INSTALLED 2025.**

LOUNGE: 10' 9" x 10' 7" (3.28m x 3.23m) Panelled radiator. Textured ceiling. Tv point. Fitted feature fire surround.



INNER HALL: Stairs rising to first floor.

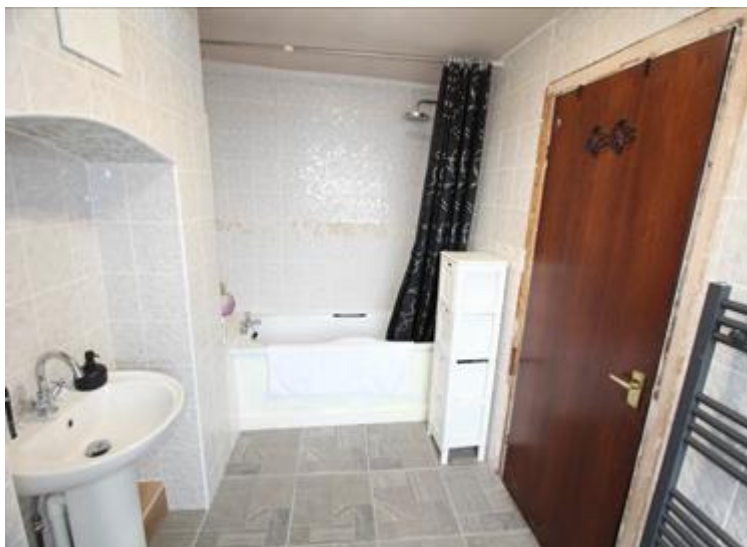
KITCHEN/DINER: 12' x 11' 2" (3.66m x 3.4m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces and inset stainless steel sink unit and splash back tiling with integrated appliances to include hob, extractor hood and oven. Space and plumbing for washing machine. Space for fridge/freezer Stairs leading to ground floor. Wall mounted Worcester gas boiler NEW 2025.



GROUND FLOOR:

REAR HALL: Door leading to bathroom. UPVC door leading to rear of property.

BATHROOM: 11' x 6' 9" (3.35m x 2.06m) Heated towel rail. Fitted 3 piece white suite comprising wc, wash hand basin and panelled bath with shower above. Tiled walls. Underfloor heating.



FIRST FLOOR:

STAIRS AND LANDING: Loft access. Doors leading off to bedrooms.



BEDROOM 1: 10' 10" x 10' 9" (3.3m x 3.28m) Panelled radiator. Window to front elevation.



BEDROOM 2: 11' 2" x 8' 6" (3.4m x 2.59m) Panelled radiator. Window to rear elevation.



OUTSIDE To the front of the property there is a shared access and low maintenance front garden. To the rear there are enclosed gardens with pedestrian access which are again low maintenance laid to artificial grass:



TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		