

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)

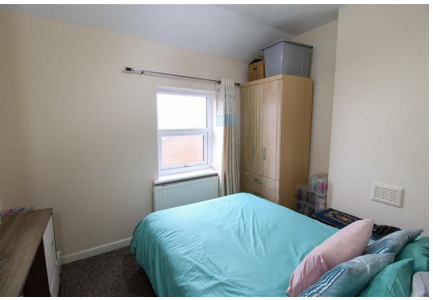
A welcoming reception room featuring a front facing uPVC double glazed window, fitted carpet, radiator, and a chimney breast with decorative fire surround, creating an attractive focal point to the room.















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, underfloor heating, 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 boarders and the added benefit of gated rear access.

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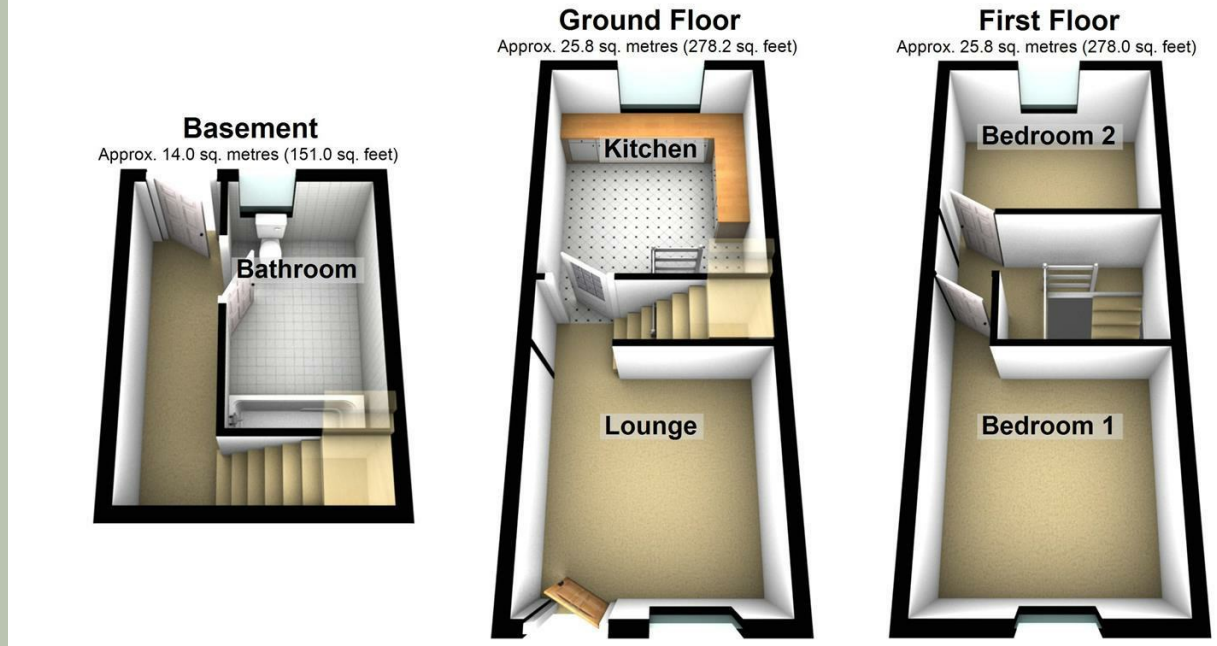
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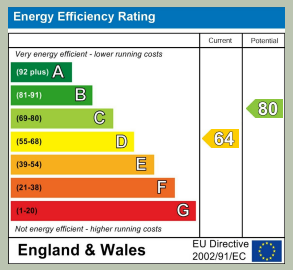








Total area: approx. 65.7 sq. metres (707.3 sq. feet)



Wrexham

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