

BOWEN

PROPERTY SINCE 1862



Offers in the region of £250,000

🏠 2 Bedrooms 🚿 1 Bathroom

7 Grango Lane, Ponciau,
Wrexham LL14 1ER

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General Remarks

An extensively refurbished, immaculately presented, detached bungalow of some character providing two reception room / two double fitted bedroom accommodation in a pleasant cul-de-sac location towards the fringe of the village some three miles from Wrexham and two from the A483.

Originally comprising at least two properties, this mature detached bungalow has been skilfully remodelled and fully refurbished with good quality fittings. It now comprises an entrance hall, separate dining room, "through" lounge with modern living flame gas fire to a "Minster" surround and central beam, Integrated fitted kitchen, two fitted double bedrooms and a fully tiled shower room. Heating is from a "Worcester" combination boiler maintained on Homeserve contract. Other improvements include PVCu framed double glazing and fascias and a re-slatted roof. Outside the pavier frontage provides parking for several cars and the landscaped rear garden includes an insulated timber built summerhouse and stores. The bungalow is ready to walk into and **INTERNAL VIEWING IS STRONGLY RECOMMENDED.**



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1 King Street Wrexham LL11 1HF

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Location: The property stands within a cul-de-sac on the fringe of the village containing a variety of property types. Ponciau is a convenient location approximately three miles from Wrexham and two from junction 3 of the A483 by Starbucks and the Travel Lodge at Croesfoel, from where there is dual carriageway to Chester (16 miles). Wide-ranging amenities are available in the adjoining village of Rhos including Welsh and English Primary Schools, Grango Secondary School, a wide variety of Shops and Social Venues.

Constructed of pebbledash rendered external elevations beneath a re-slatted roof.

Accommodation

Entrance Hall: 16' 5" x 3' 7" (5.00m x 1.09m) Approached through a part double glazed composite door. Radiator. Smoke alarm. Built-in cloaks cupboard. High level electricity meter cupboard. HIVE central heating control unit. Panelled doors leading off to:

Dining Room: 11' 6" x 11' 0" (3.50m x 3.35m) Covered ceiling. Radiator. Three double power points. Intercommunicating with:

Lounge: 19' 8" x 13' 9" (5.99m x 4.19m) Open living flame coal-effect gas fire to a "Minster" style composite fireplace surround. Coved ceiling with central exposed beams. Four wall-lights. Four double power points. Television aerial point. Two radiators.

Kitchen: 10' 8" x 8' 9" (3.25m x 2.66m) maximum. Fitted ranges of cream toned laminate fronted units including a single drainer one-and-a-half-bowl stainless steel sink inset into a range of five-doored base units including one corner cabinet, one drawer pack and extended work surface, beneath which there is plumbing for a washing machine. Separate range of two single base units with a central built-under "Neff" electric oven with an inset

ceramic hob and chimney-style filter hood above. Adjoining tall unit with an integrated fridge and freezer. Four-doored suspended wall cabinets. Ceramic tiled splash-back. Ceramic tiled floor. Four double power points exposed with concealed spurs for appliances. Inset ceiling lighting. Radiator. Part double glazed PVCu framed door to Rear Canopy Porch.

Bedroom 1: 10' 4" x 9' 4" (3.15m x 2.84m) to the face of a full-depth range of four-doored fitted wardrobes with two adjoining matching chests of drawers. Radiator. Two double power points.

Bedroom 2: 12' 7" x 7' 6" (3.83m x 2.28m) including a range of three-doored fitted wardrobes. Radiator. Three double power points.

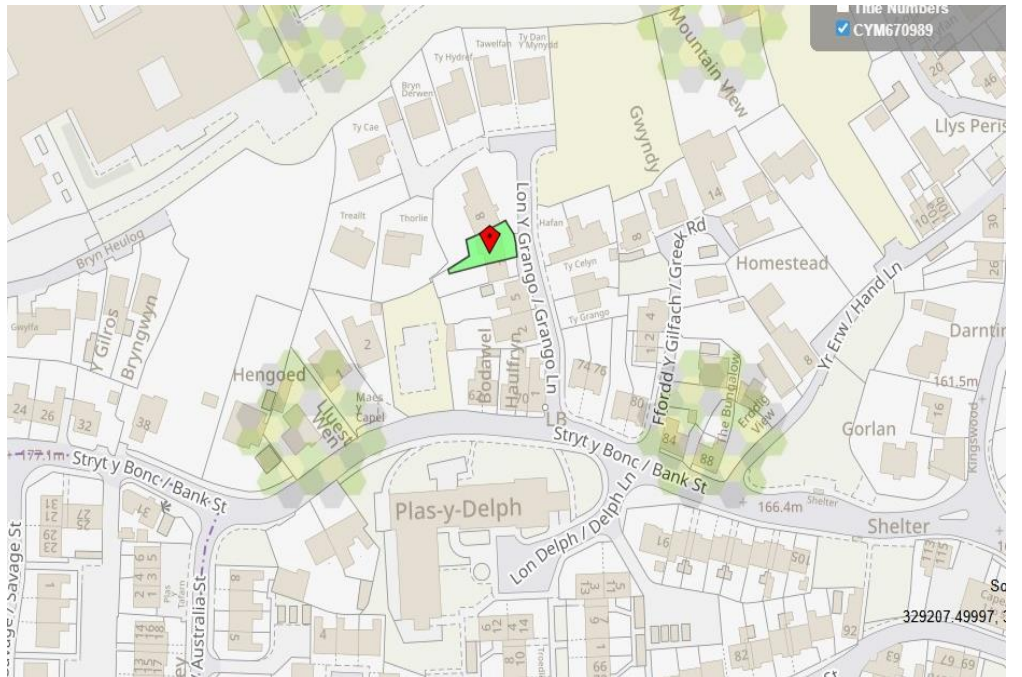
Shower Room: 7' 9" x 6' 3" (2.36m x 1.90m) Re-fitted with a three piece white suite comprising a combination Belfast-style porcelain sink with adjacent w.c. having a concealed cistern. Corner quadrant shower tray with screen enclosure and mains thermostatic shower. Fully tiled walls. Inset ceiling lighting and extractor to mirror-boarded ceiling. Chrome ladder radiator.

Outside: To the front of the property there is a pavier forecourt providing Off-Street Parking for several cars.

Gated pedestrian pathway to one side leading to a full-width pavier and gravel covered yard area with a short flight of steps leading to a landscaped garden with central lawn, raised gravel covered shrub beds and an insulated timber built Summerhouse 9'6" x 9'1" (2.89m x 2.76m) with adjoining Stores 9'3" x 5'6" (2.81m x 1.67m) having electric light and power connected.

To the front of the summerhouse there is an Indian Stone covered Seating Area.









Directions: For satellite navigation use the post code LL14 1ER. Leave the A483 dual carriageway at junction 3 at Croesfoel (by Starbucks). At the roundabout take the exit sign-posted B5605 Johnstown and pass through Pentre Bychan and after passing over the brow of the hill take the right-hand turning onto Fennant Road. Continue into the village until eventually turning left into Bank Street. Continue and take the third turning right into Grango Lane. Continue towards the new houses when No. 7 will be seen on the left.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester" combination gas-fired boiler situated in the attic. The property is wired for a BT telephone system.

Tenure: Freehold. Vacant Possession on Completion.

Note: The fitted floor and window coverings together with the light fittings are available by negotiation.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 57|D.

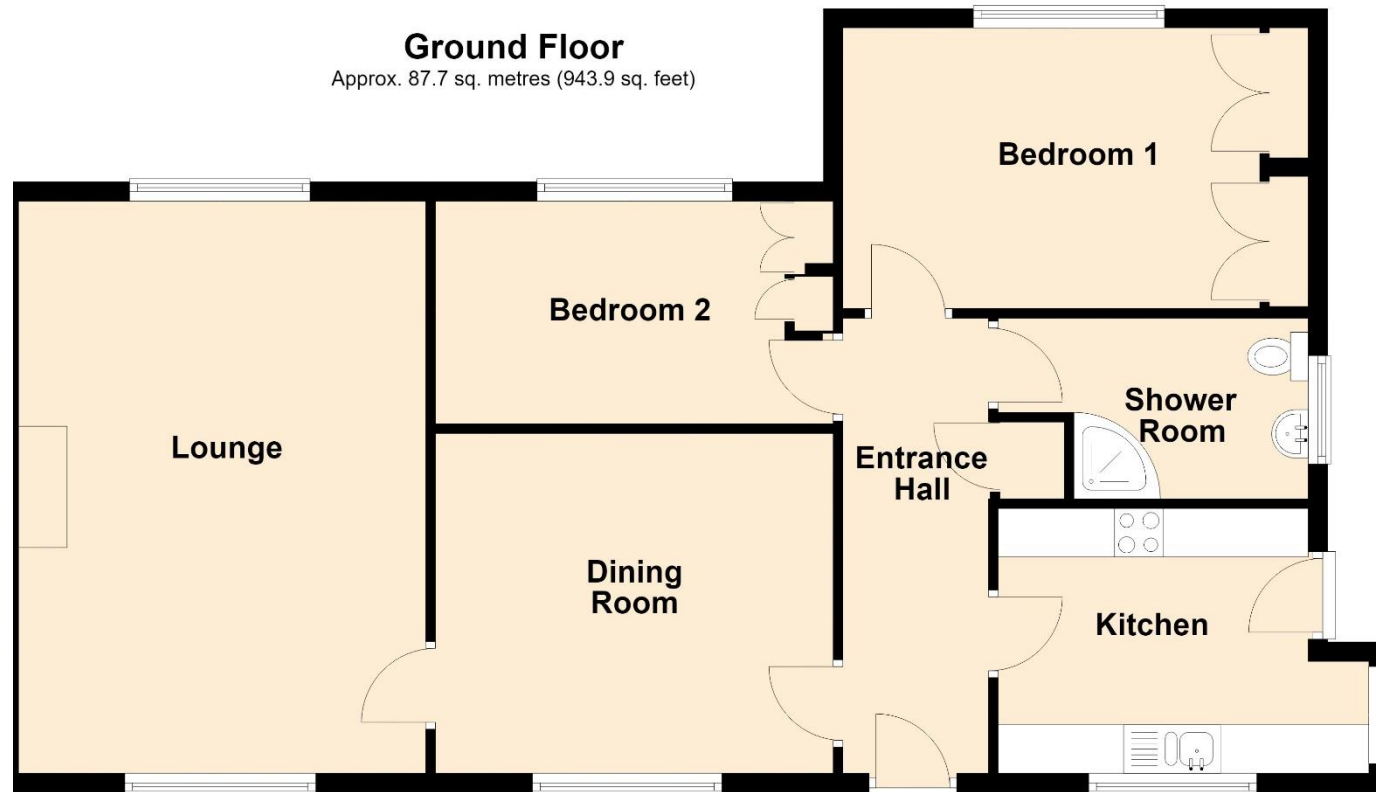
Council Tax Band: The property is valued in Band "C".

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Ground Floor

Approx. 87.7 sq. metres (943.9 sq. feet)



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