



Stanley Road | Ponciau | Wrexham | LL14 1HH

Offers in excess of £280,000



ROSE RESIDENTIAL

Stanley Road | Ponciau  
Wrexham | LL14 1HH  
Offers in excess of £280,000

This beautifully presented and extended three bedroom detached home offers spacious, contemporary accommodation finished to a high standard throughout. The ground floor comprises a welcoming entrance hall, a cosy lounge with inset log-burning stove, an impressive open-plan kitchen/dining/living room, and a practical utility room. To the first floor are three generous double bedrooms, all benefiting from fitted wardrobes, along with a stylish four-piece family bathroom. Externally, the property enjoys a beautifully landscaped, low-maintenance rear garden, thoughtfully designed with Indian stone patios, an artificial lawn, and raised planting areas, creating the perfect space for outdoor dining and entertaining. The property also benefits from a useful cellar providing excellent storage, together with a detached single garage and ample off-road parking.

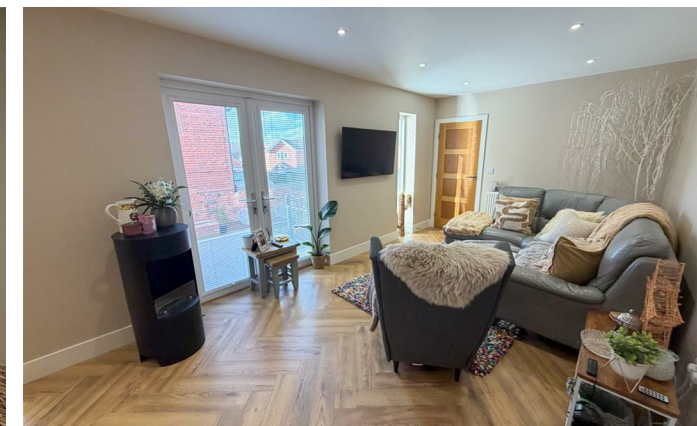
#### Entrance & Hallway

The property is entered via a front facing composite door, which opens into a welcoming Hallway. From here, stairs rise to the first floor, whilst an oak door to the left provides access to the Lounge.

#### Lounge

11'10" x 13'9" (3.62m x 4.21m )

A well proportioned reception room featuring a front facing UPVC double glazed window, together with a smaller side facing UPVC double glazed window, allowing for plenty of natural light. The recessed chimney breast creates an attractive focal point, housing an inset log burner with a tiled hearth. The room also benefits from herringbone flooring, while an oak door leads through to the open-plan kitchen/dining/living room. A useful understairs storage cupboard, accessed from the lounge, houses the Main combi boiler and provides ample storage space.





### **Kitchen/Dining Room/Living Room**

28'9" (max) 17'3" (max) (8.77m (max) 5.28m (max) )

Truly the heart of the home, this impressive open-plan space is perfectly designed for modern family living and entertaining. The kitchen is fitted with a comprehensive range of wall and base units, complemented by work surfaces incorporating an inset composite sink. Appliances include a range cooker, with additional space for a dishwasher. Two side facing UPVC double glazed windows and an external door provide plenty of natural light and access to the rear of the property. The adjoining dining and living area is enhanced by UPVC glazed doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living.

### **Utility Room**

6'11" x 5'1" (2.12m x 1.55m )

A highly practical utility room fitted with base units and tiled splashbacks, providing useful additional storage and workspace. The room offers plumbing for a washing machine, space for a tumble dryer, and a composite sink with mixer tap. Further benefits include a rear facing UPVC double glazed window, radiator, and a UPVC part glazed door providing access to the rear garden.

### **W/C**

Fitted with a modern suite comprising a low flush WC and wash hand basin, with a rear facing UPVC double glazed window featuring privacy glass.

### **Stairs & Landing**

A staircase rises from the hallway to a spacious first floor landing extending across to the rear of the property. The landing benefits from a side facing UPVC double glazed window together with a large storage cupboard and doors leading off to the bedrooms and bathroom.

### **Bedroom One**

15'3" (max) x 13'9" (max) (4.65m (max) x 4.21m (max) )

This generously proportioned bedroom is flooded with natural light from two front facing UPVC double glazed windows. The room further benefits from a range of fitted wardrobes, laminate flooring, and a radiator, creating a bright and comfortable space.

### **Bedroom Two**

15'1" (max) x 12'10" (max) (4.62m (max) x 3.92m (max) )

Forming part of the extension, this exceptionally spacious bedroom enjoys dual-aspect UPVC double glazed windows, allowing for an abundance of natural light. The room also benefits from fitted wardrobes, fitted carpet and a radiator.

### **Bedroom Three**

10'2" x 11'8" (3.11m x 3.58m )

The smallest of the three bedrooms, yet still a well proportioned double room. It features a rear facing UPVC double glazed window, radiator, and fitted wardrobes.

### **Bathroom**

A well-appointed contemporary bathroom fitted with a modern four-piece suite comprising a panelled bath, pedestal wash hand basin, low-level WC, and a double shower cubicle with glazed screen. The room further benefits from fully tiled walls and flooring, inset spotlights, a heated towel rail, and a side-facing UPVC double glazed window.



## External

The rear garden has been thoughtfully landscaped to create an attractive, low-maintenance outdoor space, ideal for both relaxing and entertaining. A generous Indian stone patio provides ample room for outdoor seating and dining. Raised brick planters and well-positioned potted shrubs soften the space, creating an attractive backdrop. Steps lead to an elevated terrace adjoining the property, and the enclosed design offers a good degree of privacy, making it a superb extension of the living accommodation.

## Garage

A single detached garage fitted with an electric door to the front, a side-facing pedestrian access door, and a rear-facing window, providing useful storage or workshop space.

## Cellar

11'8" x 8'9" (3.58m x 2.67m )

Accessed from the lower patio area via a UPVC door, the cellar provides excellent storage space and is a practical addition to the property.

## Disclaimer

The information provided on this property listing, including but not limited to descriptions, photographs, measurements, and pricing, is for informational purposes only. While all reasonable efforts have been made to ensure the accuracy of this information, the owner, agent, or company assumes no responsibility for any errors or omissions, and it is subject to change without notice.

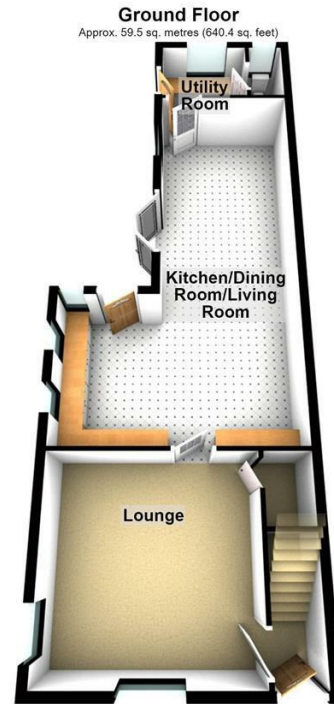
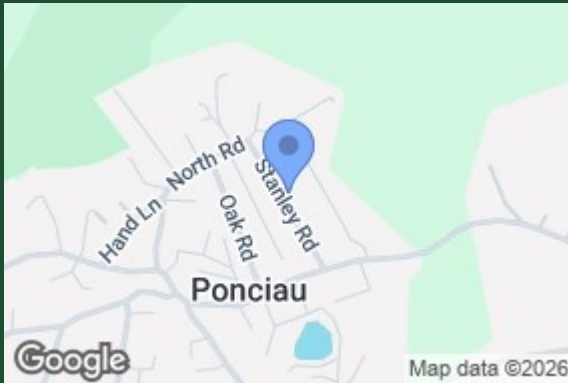
All prospective buyers or tenants are strongly advised to verify any details and conduct their own due diligence before making any decisions. The property may be subject to changes in zoning, laws, or other factors that could impact its use or value. Additionally, the property is sold or leased "as-is" and may not be in perfect condition.

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.





Total area: approx. 121.4 sq. metres (1306.5 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		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Wrexham

01978 504001  
sales@rose-residential.co.uk