



Llys Derw | Ponciau | Wrexham | LL14 1RP

Offers in the region of £250,000



ROSE RESIDENTIAL

Llys Derw | Ponciau
Wrexham | LL14 1RP
Offers in the region of £250,000

A beautifully presented property offering a bright lounge with feature media wall, a modern kitchen with integrated appliances flowing into a conservatory, and three well proportioned bedrooms. With stylish interiors throughout, a private enclosed rear garden, and allocated parking to the front, this property is ideal for comfortable modern living.

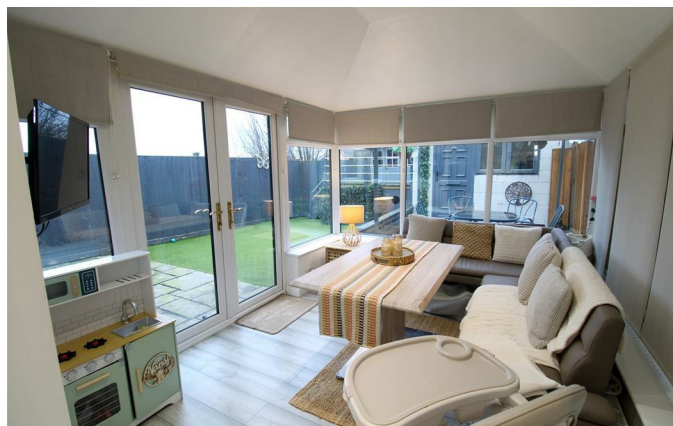
Entrance & Hallway

A partly glazed composite door opens into the hallway, with the staircase to the first floor directly ahead. To the right, a door leads into the lounge, while further along the hallway another door provides access to the kitchen and the rear of the property.

Lounge

12'5" x 11'2" (3.79m x 3.42m)

An extremely welcoming and well-presented reception room, featuring a stylish media wall with an electric coal effect fire that creates an attractive focal point. A large front facing uPVC double glazed window allows an abundance of natural light to flood the space. The room is further complemented by laminate flooring and a radiator,





Kitchen

19'1" x 8'8" (5.84m x 2.66m)

The kitchen truly serves as the heart of the home, fitted with an extensive range of modern base and wall units in a sleek glossy grey finish, complemented by stylish worktops and a breakfast bar. Integrated appliances include a dishwasher, bin storage, fridge/freezer, and an electric oven with separate hob and extractor above. A rear facing uPVC double glazed window provides natural light, while a side facing part glazed uPVC door leads to the side porch and storage area. There is a large under stairs storage cupboard, radiator and the room flows seamlessly through to the conservatory, creating a wonderful open and sociable space.

Conservatory

9'7" x 10'11" (2.93m x 3.33m)

A delightful conservatory featuring a uPVC glazed frame, a tiled roof, and French doors opening out onto the rear garden. Flowing seamlessly from the kitchen, this versatile space can be enjoyed comfortably all year round, making it ideal for dining, relaxing, or entertaining.

Side Porch/Storage

20'2" x 6'7" (6.15m x 2.03m)

Mainly of timber construction, this area has been added to the property and provides a highly useful storage space. Partly glazed uPVC doors to both the front and rear allow convenient access through to the back garden from the front of the property. The area also benefits from both lighting and power, enhancing its practicality.

Stairs & Landing

Stairs rise from the hallway to a spacious first floor landing, which benefits from a side facing uPVC double-glazed window. The landing provides access to all bedrooms and the family bathroom.

Bedroom One

11'9" x 10'11" (3.60m x 3.33m)

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

Bedroom Two

11'10" (max) x 10'11" (3.61m (max) x 3.33m)

A further well proportioned bedroom, capable of accommodating a double bed, featuring a rear facing uPVC double glazed window and radiator. The room also benefits from a useful storage cupboard housing the Worcester combination boiler.





Bedroom Three

7'6" x 7'6" (2.30m x 2.30m)

The smallest of the three bedrooms is a generously sized single room with a front facing uPVC double glazed window and radiator.

Bathroom

Fitted with a modern three piece suite comprising a panelled P-shaped bath with mains fed shower over and glazed shower screen, a pedestal wash hand basin, and a low level WC. The room also features a rear facing uPVC double glazed window with privacy glass, a radiator, and a useful storage cupboard.

External

To the front of the property there is allocated parking, while to the rear is a private, enclosed garden featuring a block-built storage shed, gravelled seating area, and low maintenance artificial grass.

Disclaimer

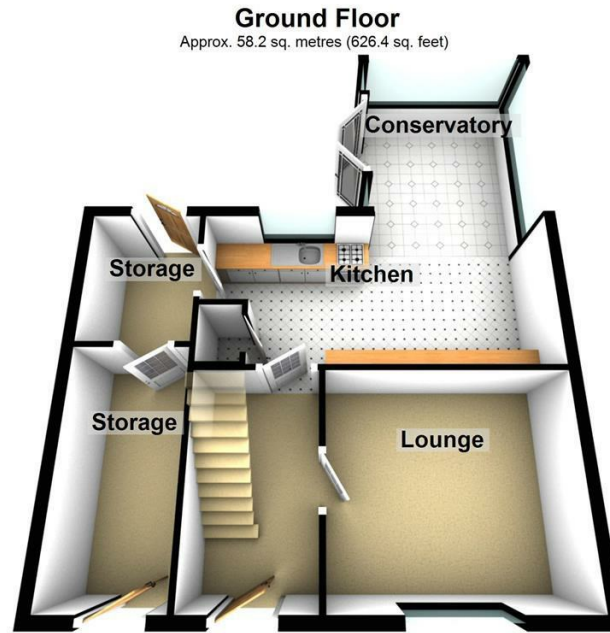
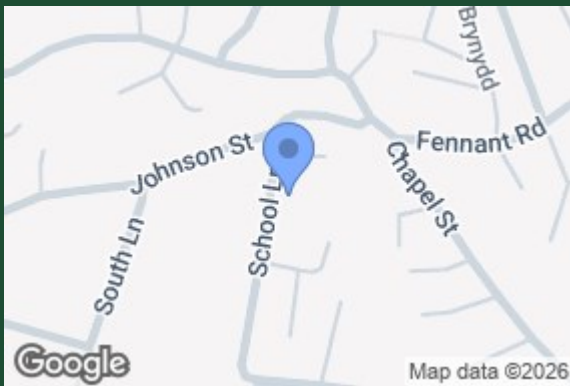
The information provided on this property listing, including but not limited to descriptions, photographs, measurements, and pricing, is for informational purposes only. While all reasonable efforts have been made to ensure the accuracy of this information, the owner, agent, or company assumes no responsibility 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. 93.5 sq. metres (1006.6 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		
(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