



7 Stanley Road, Ponciau, Wrexham, LL14 1HH

Price £160,000

An extended 3 bedroom semi detached house offering spacious accommodation with far reaching views from the rear and good sized garden located within the village of Ponciau with its range of amenities within easy reach together with road links to Wrexham, Chester and Shropshire. The accommodation briefly comprises an enclosed porch with part glazed door opening to the hall with feature arch and staircase to 1st floor landing, lounge with Upvc double glazed window to front and fireplace, sitting room with useful understairs store cupboard and connecting door to oak fronted fitted kitchen and an arch through to the dining area and conservatory from where to admire the views. On the 1st floor, bedroom 1 is fitted with a full width range of wardrobes and leads through to the bathroom with bath and separate shower enclosure. Bedroom 2 is a double bedroom with fitted wardrobes and leads into bedroom 3. A pull down loft ladder from bedroom 2 gives access to a fully board attic room with Velux window. Gas fired central heating and Upvc double glazing. Externally, a gated front garden includes decorative gravel and paved area whilst to the rear is a generously sized garden with 2 store rooms and a timber decked patio overlooking the lawned garden providing an excellent outdoor entertaining space. NO CHAIN. Energy Rating - D (57)

LOCATION

Conveniently located within the village of Ponciau with its good range of amenities and shopping facilities situated in the adjoining villages of Johnstown and Rhosllanerchrugog including both primary and secondary schools, supermarket, bus service, doctors and dentists. Excellent road links allow for daily commuting to Wrexham, Chester, Oswestry and the North West.

DIRECTIONS

From Wrexham proceed along the A483 by pass in the direction of Oswestry and take the exit signposted Rhostyllen and Rhosllanerchrugog. At the roundabout take the 3rd exit and continue for approximately 1 mile through Pentre Bychan. Take the right hand turn onto Fennant Road and then left into Stanley Road and the property will be observed on the right.

ON THE GROUND FLOOR

Upvc part glazed entrance door opens to:

ENCLOSED PORCH

With quarry tiled floor, upvc double glazed window and part glazed door leading to:

HALLWAY

Featuring an arch to ceiling, stairs to first floor landing, radiator, dado rail and part glazed door leading to:

LOUNGE 13'1" x 11'1" (4m x 3.4m)

Upvc double glazed window to front, gas fire in surround, radiator, deep coving to ceiling and wall light point.

SITTING ROOM

Upvc double glazed window to rear, useful understairs storage cupboard, coving to ceiling, dado rail, two radiators and fireplace with electric fire.

KITCHEN 10'5" x 8'6" (3.2m x 2.6m)

Fitted with a range of oak fronted base and wall cupboards complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, part tiled walls, slot-in cooker, integrated fridge freezer, upvc part glazed external door and archway through to:

DINING AREA 7'10" x 5'10" (2.4m x 1.8m)

Radiator, dado rail, coving to ceiling, wall light points and tiled floor leading through to:

CONSERVATORY 7'6" x 7'6" (2.3m x 2.3m)

Enjoying far reaching views through upvc double glazed windows and radiator.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With upvc double glazed window and doors off.

BEDROOM ONE 14'9" x 11'9" (4.5m x 3.6m)

Upvc double glazed window to rear with panoramic views, radiator, full width sliding door wardrobes and four panel door leading to an inner hallway with the Worcester gas combination boiler and upvc double glazed window. A connecting door leads to:

BATHROOM 8'2" x 7'6" (2.5m x 2.3m)

Appointed with a four piece suite of low flush w.c, pedestal wash basin, bath, shower enclosure, radiator, upvc double glazed window, fully tiled walls and storage cupboard.

BEDROOM TWO 10'9" x 8'10" (3.3m x 2.7m)

Upvc double glazed window to front, radiator, fitted wardrobes with over bed storage cupboards and dressing table, ceiling hatch to roof space with pull-down loft ladder giving access to:

USEFUL ATTIC ROOM 18'0" x 15'5" (5.5m x 4.7m)

Boarded flooring, Velux roof light window, lighting and power sockets.

BEDROOM THREE 14'5" x 6'6" (4.4m x 2m)

Accessed off the second bedroom with fitted wardrobes, drawer units and over bed storage cupboards, upvc double glazed window and radiator.

OUTSIDE

The property is approached through a gated path with low level brick built boundary wall, decorative gravel and paved area. A side garden gate leads to the rear garden which is a particular feature of the property with forecourt area having two useful storage rooms off, timber decked patio with balustrade and lawned garden beyond with hedging, all of which is enclosed.

PLEASE NOTE

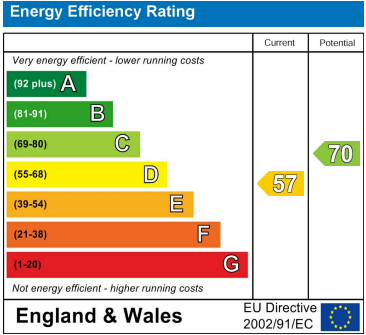
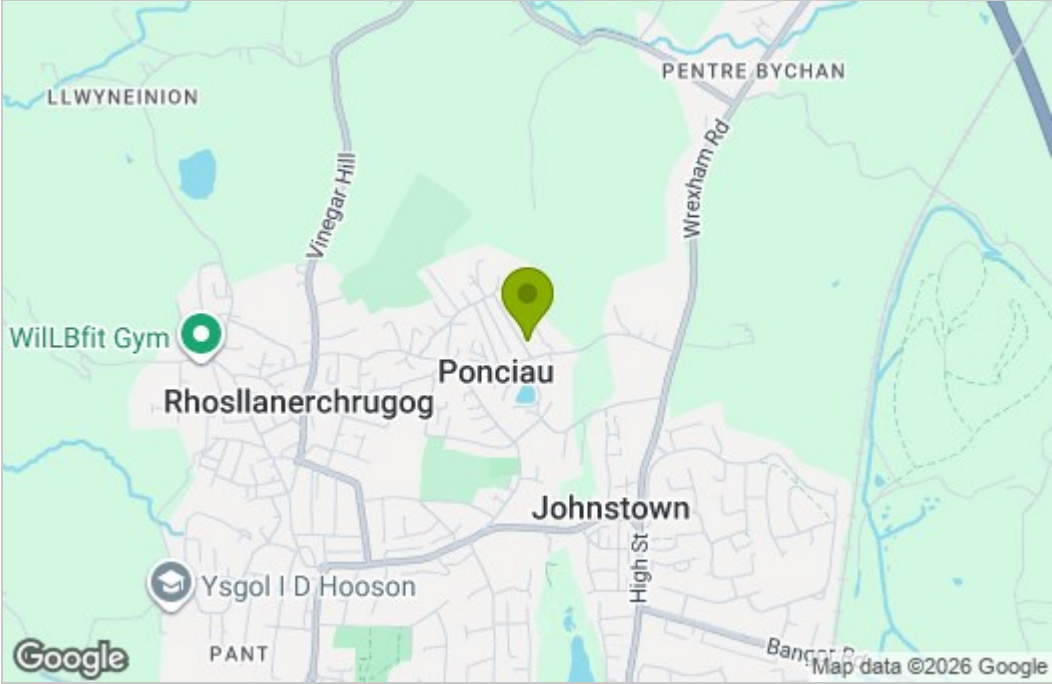
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Area Map

Energy Efficiency Graph



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