



School Lane | Ponciau | Wrexham | LL14 1RP

Offers in excess of £150,000



ROSE RESIDENTIAL

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Arranged over three floors, this well presented home offers generously proportioned accommodation throughout, including a recently re-fitted kitchen with integrated appliances. Set within the popular area of Ponciau, the property provides flexible and practical living space, ideal for modern lifestyles. The accommodation includes two well sized double bedrooms and a low maintenance rear garden, making it a ready-to-move-into home in a convenient location.

### Entrance

A part-glazed uPVC entrance door opens directly into the lounge, creating a bright and welcoming first impression.

### Lounge

10'7" x 10'9" (3.25m x 3.28m )

A well proportioned reception room featuring a front facing uPVC double glazed window, laminate floor, TV unit to one alcove and radiator.





### **Kitchen**

11'10" x 9'8" (3.63m x 2.96m )

The newly fitted kitchen is well appointed with an extensive range of wall, drawer and base units, complemented by matching work surfaces. Below the rear facing uPVC double glazed window is a stainless steel sink with drainer. There is an integrated dishwasher, Zanussi oven with gas hob above, space for a fridge/freezer and a wall mounted Ideal Logic boiler. A breakfast bar with additional storage completes this practical and stylish space.

### **Stairs & Landing**

Stairs rise from the lounge to the first floor landing, where doors lead to both bedrooms.

### **Bedroom One**

10'7" x 14'1" (3.23m x 4.30m)

A well proportioned double bedroom benefiting from a range of fitted wardrobes and drawers. There is a front facing uPVC double glazed window, radiator and fitted carpet.

### **Bedroom Two**

11'0" x 8'5" (3.37m x 2.58m)

Another genuine double bedroom with rear facing uPVC double glazed window with far reaching views, radiator and fitted carpet.

### **Stairs & Rear Hallway**

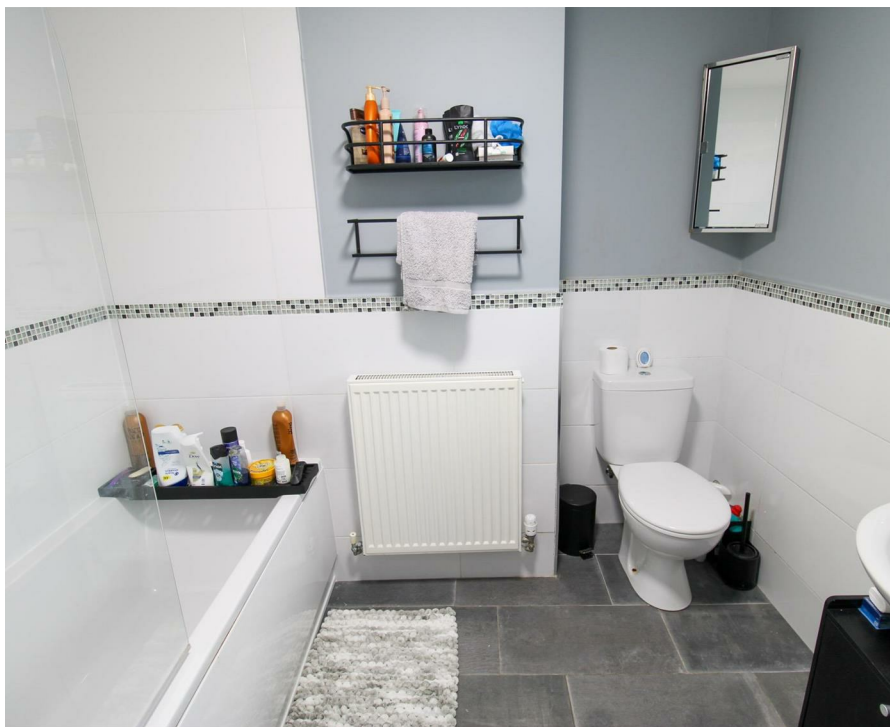
A further staircase leads from the kitchen down to the rear hallway, which provides access to the utility room and bathroom, a radiator and tiled flooring. A rear facing, part glazed, uPVC door opens directly onto the garden.

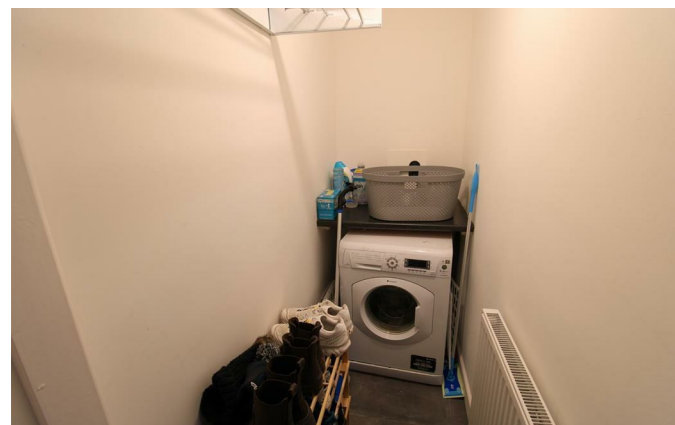
### **Utility Room**

The useful utility room benefits from plumbing for a washing machine, with space for a tumble dryer above, together with a radiator and tiled flooring.

### **Bathroom**

A modern bathroom fitted with a three piece suite comprising of a panelled bath with glass shower screen & chrome mixer bar shower, low level w/c with push flush and a pedestal sink. There is a side facing uPVC double glazed window, tiled flooring and radiator.





## **External**

To the front of the property is a small gravelled garden area with a pathway leading to the front entrance door. The rear garden has been thoughtfully designed for ease of maintenance, featuring artificial lawn and the added benefit of gated rear access.

## **Disclaimer**

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## **Anti Money Laundering (AML) Checks**

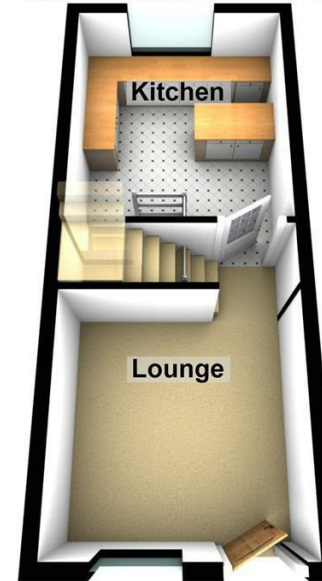
We are required by law to carry out anti money laundering (AML) checks on all purchasers of property. Whilst we remain responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial checks are undertaken on our behalf by Lifetime Legal. Once your offer has been 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.



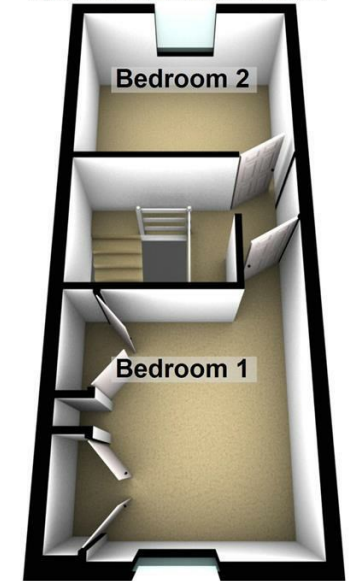
**Basement**  
Approx. 13.9 sq. metres (150.0 sq. feet)



**Ground Floor**  
Approx. 25.8 sq. metres (278.2 sq. feet)



**First Floor**  
Approx. 25.8 sq. metres (278.0 sq. feet)



Total area: approx. 65.6 sq. metres (706.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Wrexham

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