



15

Ponciau | Wrexham | LL14 1RT

Offers In Excess Of £270,000

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# 15

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A fantastic opportunity to purchase a four bedroom semi detached property situated on Clarke Street in Ponciau. The popular village of Ponciau sits close to the villages of Rhosllanerchrugog and Johnstown which have a wealth of local amenities as well as having excellent access to the A483 for travel to Wrexham, Chester and beyond. The spacious internal accommodation spanning over 1600sqft of comprises an entrance porch, family room, open plan lounge/diner, fitted kitchen, downstairs wc, four bedrooms and a family bathroom. Externally there is ample off road parking on gated drive with space for four vehicles. To the rear is an enclosed low maintenance rear garden with timber deck, patio and artificial grass.

- A FOUR BEDROOM SEMI DETACHED HOUSE
- OPEN PLAN LOUNGE/DINER WITH WOOD BURNING STOVE AND BI FOLD DOORS TO THE GARDEN
- WELL APPOINTED KITCHEN
- FAMILY ROOM
- ENTRANCE PORCH & DOWNSTAIRS WC
- FAMILY BATHROOM
- GENEROUS GATED OFF ROAD PARKING AREA
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- VIEWING HIGHLY RECOMMENDED!



### Entrance Porch

Part glazed entrance door, tiled floor, door to family room/reception hall.

### Family Room/Reception Hall

Stairs rising to the first floor, doors to inner hall and lounge/diner, window to front.

### Open Plan Lounge/Diner

A spacious reception room having wood style flooring, two upvc double glazed windows to front, radiator, log burner with tiled feature wall to surround and limestone hearth, fitted shelving, storage cupboard and an open aspect to the dining area with aluminium bi-fold doors opening to the rear garden, radiator and oak veneer door to the kitchen.

### Kitchen

Fitted with a range of base and wall cupboards complimented by wood effect tops areas inset stainless steel 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, seven burner gas Range cooker with splashback and extractor hood above, plumbing for washing machine, plumbing for dishwasher, space for tumble dryer, housing for American style fridge freezer, part tiled walls, concealed Worcester gas combination boiler, tiled flooring, inset ceiling spotlights. Door to inner hall.

### Inner Hall

Doors to WC, kitchen and family room.

### WC

Low level wc, hand wash basin, tiled flooring.

### First Floor Landing

Skylight window to the rear elevation providing a good degree of natural light, fitted seat under with

built in storage, doors to four bedrooms and the bathroom.

### Bedroom One

Two windows to the front, carpet. loft access.

### Bedroom Two

Two Velux roof light windows within raised ceiling, upvc double glazed window to rear, radiator inset ceiling spotlights, carpet.

### Bedroom Three

Upvc double glazed window, radiator, walk-in wardrobe with hanging rail, shelving and carpet.

### Bedroom Four

Carpet, window to side.

### Bathroom

Corner shower enclosure with mains thermostatic shower and Drench style shower head, pedestal wash basin, low flush w.c, bath, fully tiled walls, Velux roof light window, inset ceiling spotlights, tiled flooring and chrome heated towel rail

### Outside

The property is approached through a sliding metal gate opening to the private driveway providing parking for four cars with paved path off leading to the entrance door, pedestrian metal gate on brick pillars, low level front brick built boundary wall, ev charger and good sized timber storage shed. Gated access to the side leads to the rear garden which provides an excellent outdoor entertaining area for both adults and children and includes a stone paved patio with artificial grass beyond, timber decked patio and useful electric socket.

### ADDITIONAL INFORMATION

\*Material Information interactive report available in





brochure section. \*

**MONEY LAUNDERING REGULATIONS 2003** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

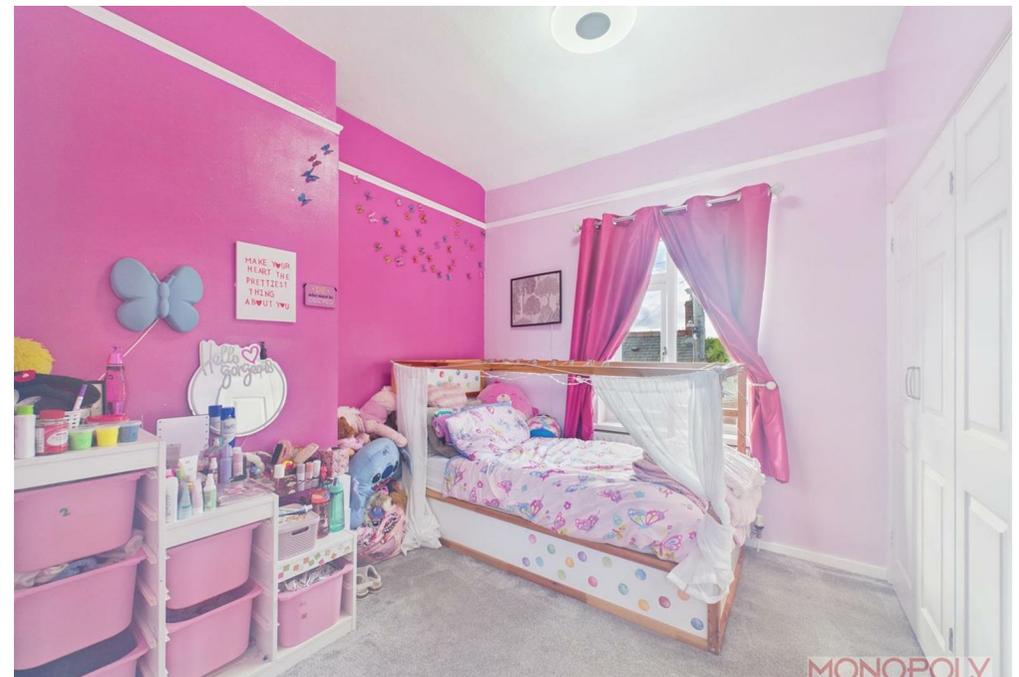
**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

#### MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage







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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 1250 ft<sup>2</sup>  
 116.1 m<sup>2</sup>  
 Reduced headroom  
 15 ft<sup>2</sup>  
 1.4 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

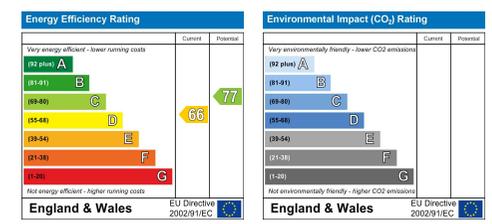
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