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Wrexham | | LL14 1RP

Offers In Excess Of £150,000

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A superbly presented three storey, 2 bedroom terraced house located in the village of Ponciau. This excellent property offers well appointed living accommodation throughout including a modern fitted kitchen, 2 double bedrooms, utility room and really must be viewed to be fully appreciated. The village of Ponciau sits next to the village of Rhosllanchrugog which benefits from a wealth of local amenities including various shops, primary and secondary school as well as having good access to major road routes for commuting. In brief the property comprises of; lounge and kitchen to the ground floor, bathroom and utility room to the lower ground floor and 2 double bedrooms to the first floor.

- A superb three storey, 2 bedroom terraced property
- Well presented throughout
- Modern fitted kitchen
- Two double bedrooms
- Utility room
- VIEWING HIGHLY RECOMMENDED



Lounge

Beautifully presented with a double glazed window to the front, wood effect flooring, stairs off to the first floor.

Kitchen

Superbly appointed with a full range of modern wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, integrated dishwasher, space for a fridge/freezer, central breakfast bar with unit and drawers under, built in electric oven, 4 ring gas hob, glass splash back, stainless steel extractor fan, tiled flooring, double glazed window to the rear, stairs down to the bathroom and utility room, wall mounted gas combination boiler.

Lower ground floor

Stairs lead down from the kitchen to the lower ground floor hallway, which has tiled flooring, door to a utility room, door to the bathroom and door off to the rear garden.

Utility Room

Plumbing for a washing machine, work top, tiled flooring.

Bathroom

Fitted with a low level w.c, wash hand basin, bath with shower over, tiled flooring, part tiled walls, double glazed window.

First Floor Landing

Stairs off the lounge lead up to the first floor landing, with carpeted flooring, access to the loft space

Bedroom 1

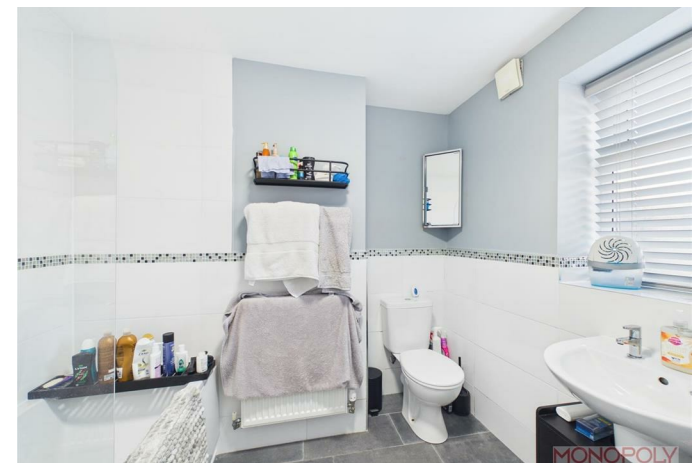
A well presented bedroom with a double glazed window to the front, carpeted flooring, fitted wardrobes and drawers.

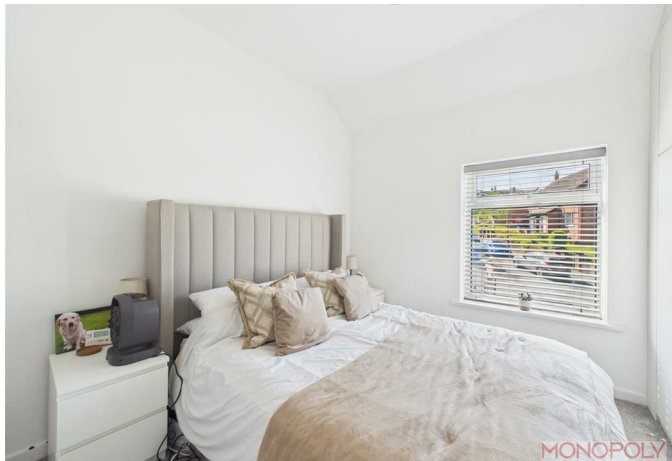
Bedroom 2

Again well presented with a double glazed window to the rear, carpeted flooring.

Rear Garden

To the rear is an easily maintainable garden predominantly laid with artificial lawn with gated access to the rear.





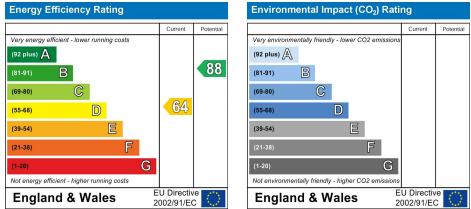




MONEY LAUNDERING REGULATIONS 2003

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.





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