



I The Oaks

Wrexham | Clwyd | LL14 1HA

£175,000

MONOPOLY
BUY ■ SELL ■ RENT

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Situated in the popular residential area of Ponciau, this well-presented three-bedroom end-terraced home is offered for sale with the added benefit of no onward chain. The property has been well maintained and improved by the current owner, including the installation of a new combination boiler in the past year. In brief, the accommodation comprises an entrance porch, a spacious living room, an open-plan kitchen/dining area and a conservatory to the ground floor, providing ample and versatile living space. To the first floor, the landing leads to three bedrooms and a family bathroom. Externally, the property benefits from an allocated parking space, a front garden, and an enclosed rear garden featuring a lawned area, decking, and a composite garden storage unit with power - ideal for storage, hobby use or additional white goods. The Oaks is a quiet cul-de-sac located in the Brynydd area of Ponciau, a well-established village offering a wide range of local amenities within walking distance, including shops, schools, medical facilities, cafés and public houses. The area also benefits from nearby countryside and woodland walks, while excellent transport links are close at hand, with easy access to the A483 providing convenient routes to Wrexham town centre, Chester and the surrounding areas.

- THREE BEDROOM END-TERRACED HOME
- QUIET CUL-DE-SAC LOCATION
- SPACIOUS LIVING ROOM
- KITCHEN/DINING AREA
- CONSERVATORY
- TWO DOUBLE BEDROOMS
- THIRD BEDROOM WITH BUILT IN WARDROBE
- DRIVEWAY
- PLEASANT GARDENS TO FRONT AND REAR
- NO ONWARD CHAIN



Entrance Porch

Composite door leads into entrance porch with carpet flooring, ceiling light point, panelled radiator and wall mounted combination boiler fitted last year.

Living Room

UPVC double glazed window to the front elevation. Two storage cupboards - one with clothing rail and the other with power sockets. Log-burner effect electric fire with surround, panelled radiator, carpet flooring, ceiling light point, stairs to first floor and door into kitchen.

Kitchen/Dining Area

Pleasant kitchen/dining area with the kitchen housing a range of wall, drawer and base units with complimentary work surface over. Integrated fridge-freezer, int extractor hood, space for additional appliances to include gas cooker and washing machine. Stainless steel sink unit with mixer tap over, tiled floor, twp ceiling light points, brick-style splash back tiling, panelled radiator, uPVC double glazed window to the rear and uPVC double glazed frosted door into conservatory.

Conservatory

Triple aspect conservatory with tiled floor, wall light, panelled radiator and door leading outside.

Landing

Ceiling light point, access to loft, carpet flooring, doors to bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the rear, carpet flooring, panelled radiator and ceiling light point.

Bedroom Two

UPVC double glazed window to the front elevation, carpet flooring, panelled radiator and ceiling light point.

Bedroom Three/Dressing Room

UPVC double glazed window to the rear elevation. Fitted with a range of wardrobes. Carpet flooring, panelled radiator and ceiling light point.

Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with dual hose mains shower. Built in cupboard with shelving, tiled flooring, tiled walls, ceiling light point, chrome heated towel rail and uPVC double glazed frosted window to the front elevation.

Outside

To the front there is a pleasant lawned garden with established shrubberies. There is an allocated parking space next to the property and a timber gate leading to the rear. The rear garden area comprises of decorative stone, patio area, lawned garden and decked seating area. To the boundaries are fence paneling offering privacy and security. Additionally there is a composite storage unit with power, an outside tap and lighting.

Additional Information

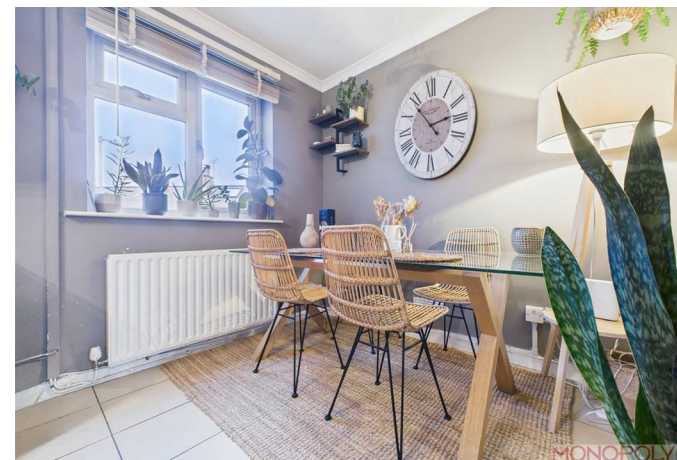
The combination boiler was installed last year and is located in the entrance porch. Some items are negotiable with the purchase including the gas cooker and washing machine along with other furniture.

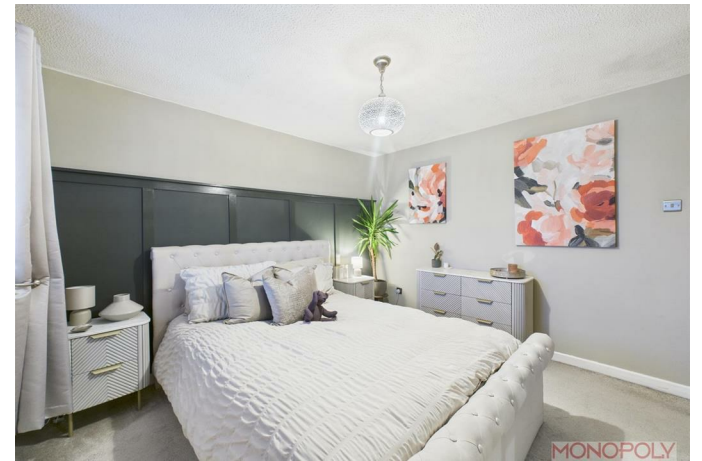
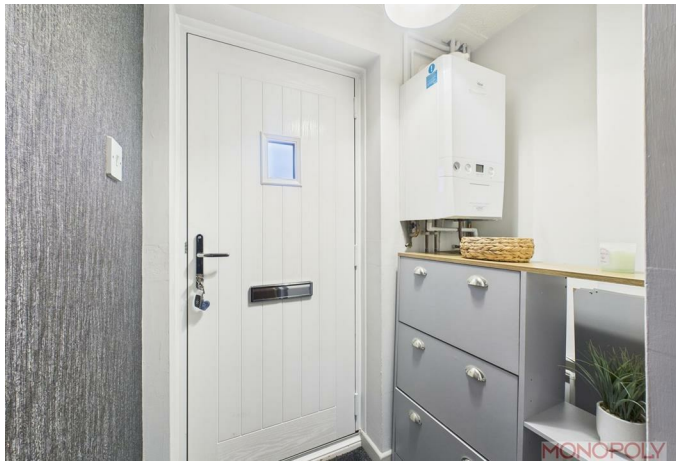
Important Information

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.

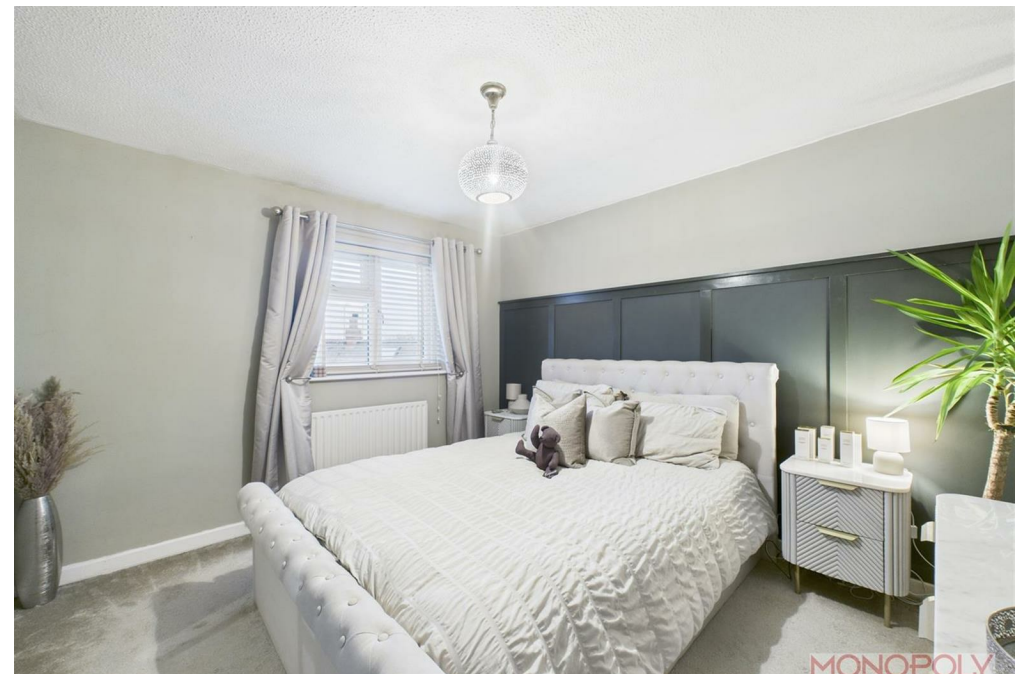
THE PROPERTY MISDESCRIPTIONS ACT 1991

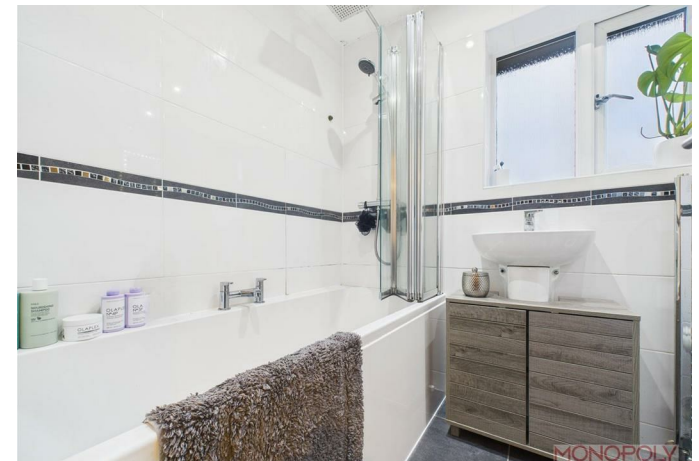
The Agent has not tested any apparatus, equipment,



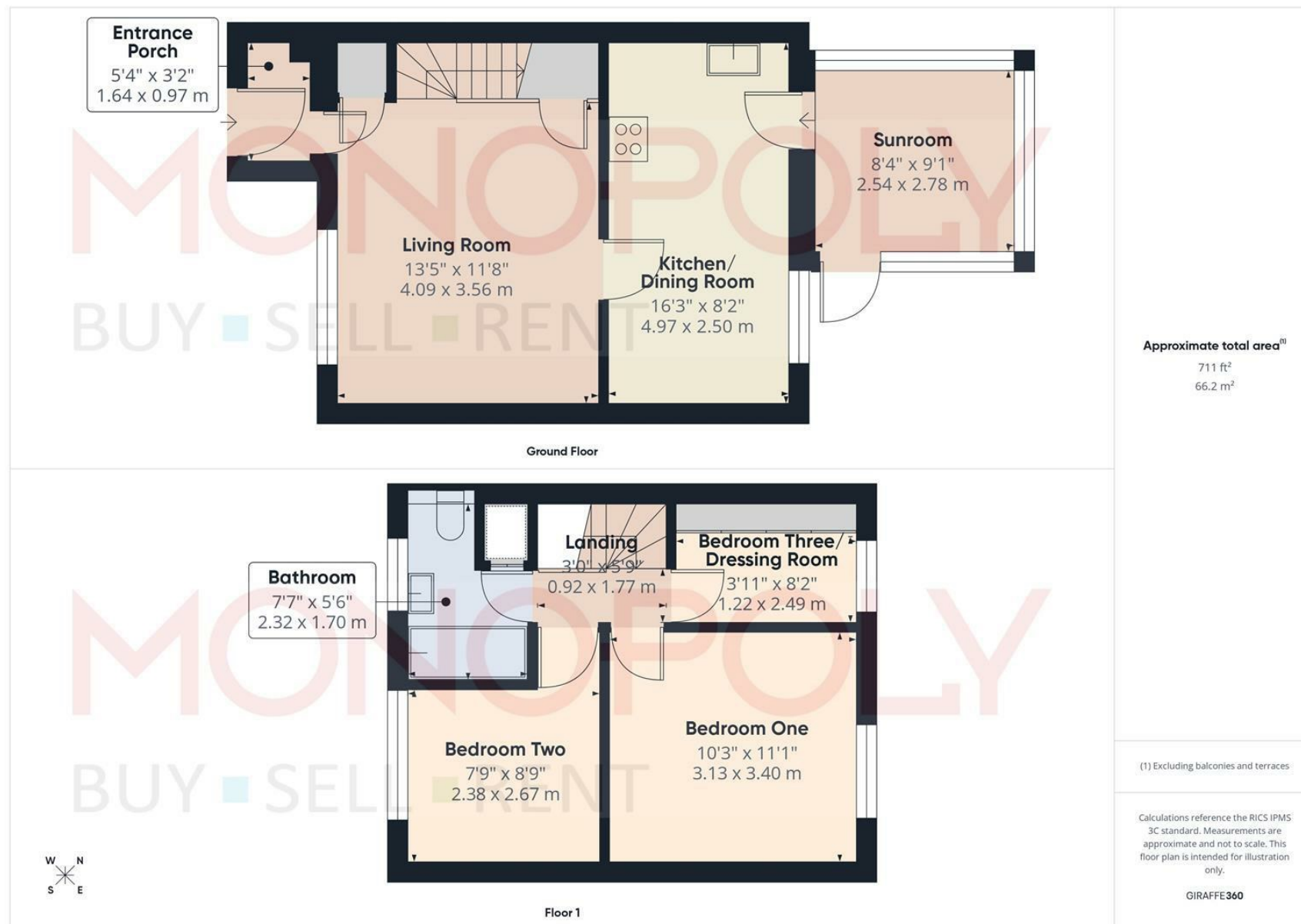


fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight 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.







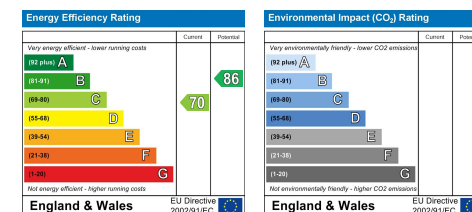


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