

# Town & Country

Estate & Letting Agents

Johnson Street, Ponciau, Wrexham

£149,950



Located in the popular village of Ponciau, semi-detached property enjoys the benefit of gas central heating and UPVC double glazing and internal accommodation comprising an entrance hall, living room, dining room, kitchen, and conservatory along with the first floor landing offering access to a bathroom and two double bedrooms. To the front of the property is a small four court garden with gated side access leading to a well stocked rear garden that enjoys a lovely sunny southerly facing aspect.

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## Externally Front

To the front of the property is a paved and gravelled garden with a small wall with an iron railing and a gate leading to the front door and the second gate leading along the side of the property through a timber gate offering access to the rear garden.

## Entrance Hall

The property is entered through an opaque UPVC double glazed front door which opens to timber laminate flooring, a partially glazed door opening to the dining room and stairs off to the first floor accommodation.



## Dining Room

13' x 10'

With timber laminate flooring, a window into the conservatory with a radiator below, a glazed opaque door opening to the kitchen and glazed double doors opening to the living room. Central to the room is a cast iron Multi burner set with an exposed brick fireplace underneath an oak mantle.



## Living Room

12'6 x 12'12 into the bay

With the bay window facing the front elevation, a radiator and featuring a living flame gas fire within a granite hearth with a ornate Adam style surround.



## Kitchen

8'10 x 9'

Installed with gloss wall, base and drawer units complimented by stainless steel handles, woodgrain worksurface houses stainless steel single drainer sink unit with a mixer tap and tiled splashback. There is space for a cooker with an extractor hood above and plumbing for a washing machine, display cabinet, ceramic tiled floor, radiator and a window facing the rear elevation.



## Conservatory

7'5 x 7'3

UPVC double glazed conservatory with ceramic tile floor and door opening to the rear garden.

## First Floor Landing

With pine banister and spindle balustrades, radiator and partially glazed opaque doors opening to both bedrooms and the bathroom.



## Bedroom One

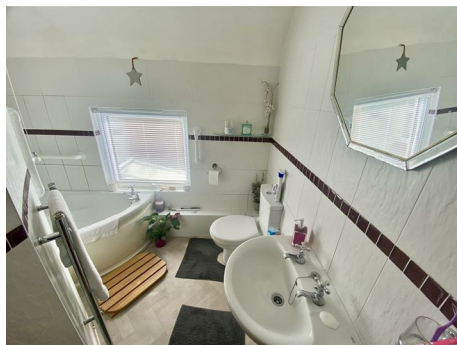
16'4 x 10'

With two windows facing the front elevation and a radiator.

## Bedroom Two

10'2 x 10'2

With a window to the rear elevation, a radiator and a built-in double door cupboard housing the Worcester gas combination boiler



## Bathroom

An L shaped bathroom installed with a corner panel bath with electric shower and protective screen above, a dual flush low level WC, pedestal wash hand basin, partially tiled walls with a chrome heated towel rail and then opaque window to the side elevation.



## Rear Garden

Enjoying a lovely sunny South facing orientation, the rear garden can be accessed from the side of the property through a timber gate. It is a very well stocked, with a variety of plants shrubs and trees partially gravel with a circular paved patio area and a brick built outbuilding positioned to the rear of the garden.

## Services

The agents have not tested any of the appliances listed in the particulars.

## Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

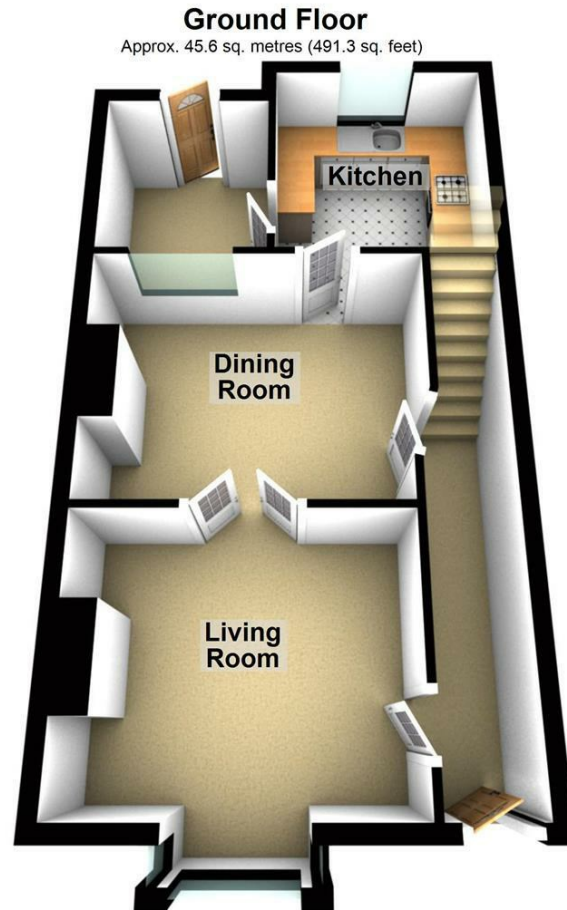
## Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<div style="border: 1px solid black; padding: 5px; display: inline-block;">85</div>       <div style="border: 1px solid black; padding: 5px; display: inline-block; background-color: yellow;">60</div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	