

Town & Country

Estate & Letting Agents

Bank Street, Ponciau

£795 Per Month



A good sized two bedroom semi-detached property, benefitting from gas central heating and situated in a popular village location.

The property comprises; a lounge and kitchen/diner on the ground floor, with two bedrooms and a bathroom on the first floor. Externally is a lawned garden to the front with a driveway for off-road parking for at least three cars, with a further lawned garden to the rear. The property has recently been refurbished/decorated throughout to a good standard, with a new kitchen fitted.

The property is ideally located for easy access to both Wrexham and Chester.

Council Tax Band: C
Energy Rating (EPC): C

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Entrance

Door to front entrance porch. Window to front. Radiator. Door to lounge.

Lounge



15'8" x 13'5"

Understairs storage. Window to front. Radiator. Door to kitchen.

Kitchen/Diner

15'7" x 8'8"

Fitted with a range of wall, base and drawer units with complementary work surfaces. Stainless steel sink unit. Integrated oven, four ring hob and extractor hood over. Space for white goods. Space for dining table and chairs. Wall-mounted boiler. Sliding patio doors to rear. Window to rear. Radiator.

Landing



Loft access. Window to side. Doors off to:

Bedroom One



15'7" x 11'6" narrows to 12'4"

Window to front x2. Radiator.

Bedroom Two



10'7" x 8'8"

Window to rear. Radiator.

Bathroom



Low level W/C. Pedestal wash hand basin. Panel enclosed bath with shower attachment over. Part tiled walls. Shaver point. Window to rear. Radiator.

Front Garden



Lawned garden to front with driveway suitable for off-road parking.

Rear Garden



Good sized lawned garden.

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 from those set out in these 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 must 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.

