

Town & Country

Estate & Letting Agents

Park Road, Ponciau, Wrexham

£165,000



Nestled on the charming Park Road in Ponciau, Wrexham, this three-bedroom semi-detached house in need of modernisation. Benefiting from Gas central heating and internal accommodation comprising, entrance hall, living room, kitchen with dining area off and wet room. The first floor landing offers access to two double bedrooms and a further smaller bedroom.

Externally there is ample off road parking enclosed by Iron gates and brick wall, to the rear is a low maintenance garden currently housing a number of large outbuildings.

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Externally Front

Double iron gates open to a raised four court garden and block paved off-road parking which runs along the side of the property past outside lighting and water supply and through another iron gate to the rear garden.

Entrance Hall

The property is entered through a timber panel and glazed front door which opens to an entrance hall with a panel ceiling and tiled walls, doors off open to the kitchen and wet room.



Kitchen

11'1 x 9'9

The kitchen is fitted with wall and base units with ornamental handles along with a stainless steel single drainer sink unit with mixer tap. The walls are partially tiled and partially panelled with a radiator, a window to the side elevation and then open through way into the dining area.



Dining Area

8'2 x 8'

With the door off opening to the stairwell and storage cupboard below, a glazed door opening to the living room along with glazed double doors opening to the side elevation of the property.



Living Room

11'9 x 11'4

Having a window facing the front elevation with radiator below along with an open fire with exposed brick and slate flu surround



Wet Room

10'8 x 6'9

Having a built-in shelved corner cupboard along with the panel ceiling, partially panelled and partially tiled walls with a radiator, and opaque window to the side elevation and installed with a wall mounted electric shower, a low level WC and pedestal wash hand basin.

First Floor Landing

With access to the loft, doors off opening to bedroom one and two and sliding doors opening to bedroom three and to the WC.



Bedroom One

10'5 x 11'

With a window facing the rear elevation and radiator below.



Bedroom Two

9'2 x 10'7

Having a built-in cupboard housing, the gas Worcester combination boiler along with the window facing the front elevation with a radiator below.



Bedroom Three

5'9 x 7'2

With a window facing the side elevation.

WC

5'7 x 2'2

Housing a low-level WC with a small opaque window to the side elevation.



Rear Garden

The rear garden currently houses, three outbuildings all of a large size comprising a timber shed/stable, a pigeon loft and a garage

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 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	