

# Town & Country

Estate & Letting Agents

Park Road, Ponciau, Wrexham

Offers In The Region Of  
£145,000



This three-bedroom semi-detached home offers great potential for modernisation. Featuring gas central heating, the property includes a living room, kitchen with dining area, and a wet room. Upstairs are two double bedrooms and a smaller third bedroom. Externally, there is ample off-road parking with iron gates and a brick wall, plus a low-maintenance rear garden with large outbuildings. An excellent opportunity to add value and create your ideal home.

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## DESCRIPTION

Situated on Park Road in Ponciau, Wrexham, this three-bedroom semi-detached home offers an excellent opportunity for those looking to modernise and add their own touch. The property benefits from gas central heating and comprises an entrance hall, a spacious living room, a kitchen with an adjoining dining area, and a wet room. Upstairs, the first-floor landing provides access to two generous double bedrooms and a third, smaller bedroom. Externally, the home boasts ample off-road parking, enclosed by iron gates and a brick wall. To the rear, there is a low-maintenance garden, currently housing several large outbuildings. This property is ideal for buyers seeking a renovation project with great potential.

## ENTRANCE HALL

The property is accessed via a timber panel and glazed front door, leading into an entrance hall with a panelled ceiling and tiled walls. Doors from the hall provide access to the kitchen and wet room.



## KITCHEN

11'1 x 9'9

The kitchen features a range of wall and base units with ornamental handles, complemented by a stainless steel single drainer sink with a mixer tap. The walls are partially tiled and panelled, with a radiator and a window to the side

elevation. An open archway leads into the dining area.



## DINING AREA

8'2 x 8'

A door off the kitchen provides access to the stairwell and an under-stairs storage cupboard, while a glazed door leads to the living room. Additionally, glazed double doors open to the side elevation of the property.



## LIVING ROOM

11'9 x 11'4

The living room features a front-facing window with a radiator beneath, along with an open fireplace set within an exposed brick and slate flue surround.



## WET ROOM

10'8 x 6'9

The wet room features a built-in shelved corner cupboard, a panelled ceiling, and walls that are partially tiled and panelled. It includes a radiator, an opaque side window, and is fitted with a wall-mounted electric shower, a low-level WC, and a pedestal wash basin.

## FIRST FLOOR LANDING

The landing provides access to the loft and has doors leading to bedrooms one and two, while sliding doors open to bedroom three and the WC.



## BEDROOM ONE

10'5 x 11'

The principal bedroom features a window overlooking the rear elevation, with a radiator positioned below.



## BEDROOM TWO

9'2 x 10'7

The second bedroom includes a built-in cupboard housing the gas Worcester combination boiler, along with a window facing the front elevation and a radiator below.



## BEDROOM THREE

5'9 x 7'2

Featuring a window overlooking the side elevation.

## WC

5'7 x 2'2

The WC is fitted with a low-level WC and includes a small opaque window to the side elevation.



## EXTERNALLY

A set of double iron gates opens onto a raised forecourt garden and block-paved off-road parking, which extends alongside the property, passing outdoor lighting and a water supply. A second iron gate leads to the rear garden, which features three spacious outbuildings: a timber shed/stable, a pigeon loft, and a garage.

## Services

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

Tenure: Freehold

Council Tax Band C - £1790.00

## 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.

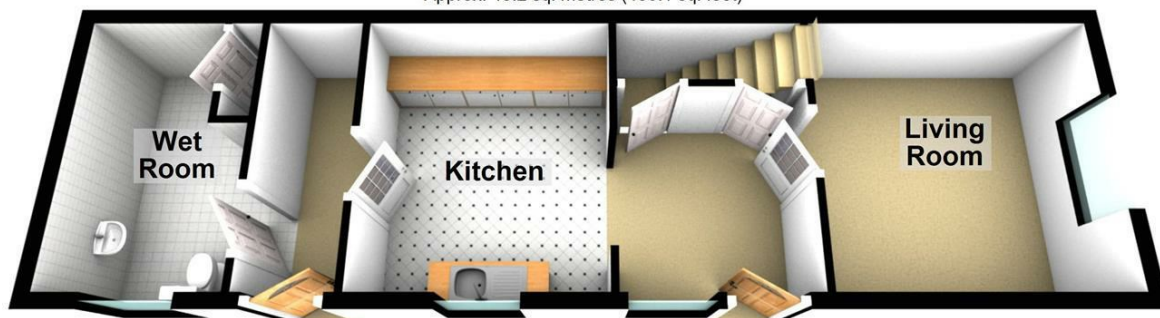
Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

## 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.

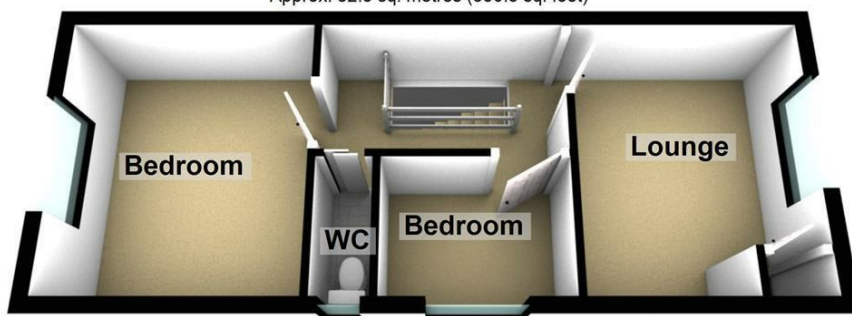
## Ground Floor

Approx. 45.2 sq. metres (486.1 sq. feet)



## First Floor

Approx. 32.5 sq. metres (350.3 sq. feet)



Total area: approx. 77.7 sq. metres (836.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	78
England & Wales		EU Directive 2002/91/EC

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.