

# Town & Country

Estate & Letting Agents

Park Road, Ponciau, Wrexham

£195,000



This well presented 1930s semi detached property sits on a generous sized plot with beautiful far reaching views to the rear, benefiting from UPVC double glazing along with gas central heating. With internal accommodation comprising an entrance porch, an inviting reception hall, a modern kitchen, dining room and a living room with a conservatory off. The first floor landing offers access to a contemporary three-piece shower room, to two double bedrooms and a smaller third room. Externally to the front of the property double iron gates open to off-road parking which in turn leads to a detached pre-fabricated garden and timber side access to the rear garden with its raised patio area and lawn garden enclosed by a combination of hedging and timber fence panels.

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## Externally Front

Double iron gates open to off-road parking with a low boundary wall with iron railings along with an external light.

## Entrance Porch

The property is entered through an opaque UPVC double glazed front door which opens to an entrance porch with a quarry tile floor, windows to front inside elevations and further double glazed door opening to the entrance door.

## Entrance Hall

With timber laminate flooring, a radiator, stairs off rising to the first floor accommodation, and open through way to a rear hall with a ceramic tile floor, under stairs cupboard and a UPVC double glazed door open to the side elevation of the property. Doors off open to the living room, dining room and the kitchen.



## Kitchen

8'6 x 7'

The kitchen is fitted with a range of modern grey wall, base and drawer units complimented by stainless steel handles and work surfaces housing a stainless steel single drainer sink unit with mixer tap and tiled splashback. Integrated appliances include stainless steel oven, hob and extractor hood along with a fridge and slimline dishwasher. There is space and

plumbing for a washing machine, a ceramic tile floor and window facing the rear elevation.



## Dining Room

13' x 12'

With a bay window facing the front elevation with radiator below, a feature ornamental fire surround, picture rail, ceiling coving and mouldings.



## Living Room

11'8 x 11'6

With timber laminate flooring, a living flame gas fire with marble hearth and Adam style surround. An exposed beam ceiling, a radiator and patio door opening to the conservatory.



## Conservatory

11'2 x 10'8

With timber laminate flooring, a tall tower style radiator and constructed of a low built wall with a UPVC double glazed frame and French doors opening to the rear garden.

## First Floor Landing

With a window facing the side elevation and doors of opening to all three bedrooms and to the shower room.



## Bedroom One

13' x 11'9

Having a bay window facing the front elevation with a radiator.



**Bedroom Two**

12' x 11'5

With a radiator and window facing the rear elevation with beautiful far reaching views.

**Bedroom Three**

6'5 x 6'5

With a wall mounted ideal logic combination boiler and a window facing the front elevation.



**Bathroom**

8'3 x 6'9

Installed with a modern double shower enclosure with dual head thermostatic shower, a dual flush low level WC, pedestal wash hand basin with fully tiled walls and anthracite tower column radiator and the opaque window facing the rear elevation.



**Rear Garden**

With timber side access open to an elevated paved patio area with light and water supply, four steps descend to a generous sized predominantly lawn rear garden with a pre-fabricated storage shed, a covered seating area, currently housing a hot tub, the whole of the garden being enclosed by combination of hedging and timber fence panels.



**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.**

**Services**

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

**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.

