

# Town & Country

Estate & Letting Agents

Clarke Street, Ponciau, Wrexham

£237,500



A expansive detached three-bedroom property overlooking Ponciau Banks Park, with substantial downstairs accommodation and low maintenance garden to the rear.

Located in the quiet village of Ponciau, this Ruabon Red brick property benefits Gas central heating, UPVC double glazing and No Onward Chain.

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### Externally Front

To the front of the property is a block paved forecourt with a low brick wall, iron railings and iron gate. Along the side of the property is a block paved pathway leading through double iron gates to the rear garden.



### Entrance Hall

The property is entered through a timber panel single glazed front door which opens to wood grain effect ceramic tile flooring, a radiator, an ornate arch and ceiling mouldings, stairs off rising to the first floor accommodation and doors off opening to the living room and to the sitting room.



### Sitting Room

12'5 x 12'9

Having a bay window facing the front elevation with the radiator below and featuring an Adam style fireplace with a marble hearth.



### Living Room

13'6 x 15'8

With wood grain effect laminate flooring, a radiator, a gas fire sitting on a marble hearth with an exposed slate surround, a window faces the rear elevation and a second smaller window faces the side elevation, doors off open to an under stair storage cupboard with a light and window to the side elevation and a second glazed door opens to an inner hallway.

### Inner Hallway

With a ceramic tiled floor, tiled walls and cloaks cupboard, a door off opens to the kitchen/dining room and a double glazed composite door opens to the rear garden.



### Kitchen / Dining Room

20'2 x 9'6

The kitchen is fitted with a range of wood grain effect wall, base and drawer units with complementary display cabinets and ornate handles. Wood grain effect work surfaces house a stainless steel single drainer sink unit with mixer tap. Integrated appliances include stainless steel double oven, along with a 5-ring gas hob and extractor hood above. There is also an integrated fridge/freezer along with space and plumbing for a washing machine. The floor is wood grain effect laminate, the walls fully tiled with a radiator and two windows faced the side elevation.

### First Floor Landing

With an opaque window facing the side elevation, ceiling mouldings, a radiator and doors off opening to all three bedrooms and the bathroom.



### Bedroom One

10'8 x 10'3

Having a window facing the front elevation, a radiator and fitted with a range of wardrobes, drawers, luggage cupboards and bedside cabinets.



Garden

### Bedroom Two

10'8 x 7'6

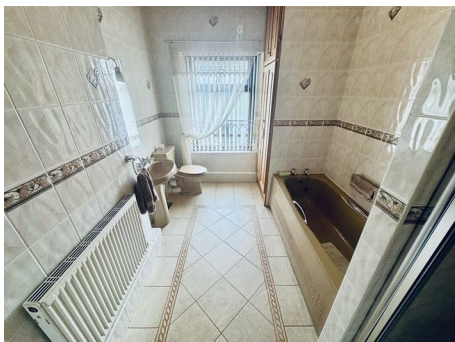
Fitted with wardrobes, drawers and luggage cupboards with a window facing the rear elevation framing views of the playing field behind the property and with a radiator below.



### Bedroom Three

10'8 x 4'8

With the window facing the front elevation, radiator and with fitted wardrobes, luggage cupboards, drawers and shelves.



### Family Bathroom

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) <b>A</b>		
(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	