



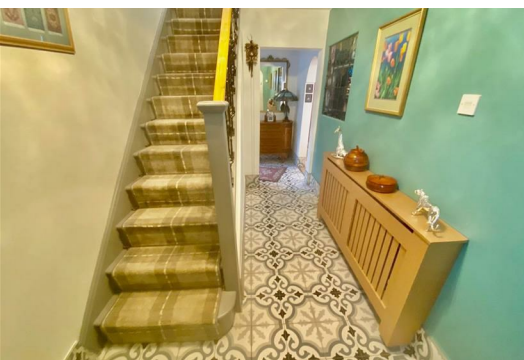
Meadow View Park Road

, Ponciau, LL14 1HE

Offers Over £275,000



Located on a sought-after street in popular village setting, this beautifully presented detached home has in recent years undergone a program of extension, modernisation and refurbishment to the highest standard throughout. The property, benefitting from has gas central heating, UPVC double glazing and recently installed gas combination boiler comprises; entrance hall, lounge, dining room, conservatory, kitchen and utility and cloakroom on the ground floor, with two double bedrooms, third bedroom/study and bathroom on the first floor. Externally is a lawned garden and garage to front providing ample off road parking, with further lawned garden and patio to rear. Viewings are highly recommended!



Entrance 11'4 x 6'4 (3.45m x 1.93m)
A composite double glazed front door opens to patterned ceramic tile flooring and stairs rising to the first floor accommodation with a pine banister and iron work balustrades, and a storage cupboard below. Radiator. Doors to:

Lounge 13'8 x 11'2 (4.17m x 3.40m)
Featuring a living flame cast iron stove set within a beautiful sandstone fireplace. Timber laminate flooring. Double glazed bay window to front with inset plantation shutters. On the wall is a vertical mounted contemporary radiator and then open throughway leads to the dining room.

Dining Room 12'0 x 11'2 (3.66m x 3.40m)
Also with timber laminate flooring and having a wall mounted contemporary vertical radiator. Patio doors open to the conservatory.

Conservatory 15'0 x 13'6 (4.57m x 4.11m)
A stunning UPVC double glazed conservatory with French doors and patio doors opening to the elevated terrace patio and offering views of the garden and woodland beyond.

Kitchen 12'0 x 10'9 (3.66m x 3.28m)
A beautiful contemporary white and light grey gloss fitted kitchen, boasting ample wall, base and drawer units with additional ample worksurface space housing a resin, single drainer sink unit with mixer tap and tiled splashback's. There is an integrated dishwasher, with space for a range cooker and a fitted extractor hood above with a mosaic of glazed miniature tiled splashback. Benefitting from ceramic tiled flooring, and a fitted solid wood table with shelving below. Inset spotlights. A large Velux skylight window faces the rear elevation. Radiator. There is a UPVC side door opening to the side elevation and internal door, opening to the garage and a three-way to the utility room.

Utility
With units matching those in the kitchen, having space for both of washing machine and dryer and integral fridge freezer. Fitted with work surfaces housing stainless steel sink unit with mixer tap. Inset spotlights. Double glazed window to the side.

Wet Room 6'6 x 6'2 (1.98m x 1.88m)
A stylishly tiled wet room, comprising a wall mounted, dual head thermostatic shower. Low level W/C. Double sized wash hand basin with mixer tap and vanity unit below. Chrome heated towel rail. Inset spotlights. Double glazed window to rear.

Landing
Loft access. Featuring a leaded, stainless steel stained glass window to the side. Doors to:

Bedroom One 13'4 x 9'10 (4.06m x 3.00m)
Featuring a range of gloss wardrobes in white and light grey complimented by stainless steel handles. Timber laminate flooring. Double glazed bay window to front with inset plantation shutters.

Bedroom Two 12'0 x 9'10 (3.66m x 3.00m)
Fitted with a range of white and cream gloss wardrobes with stainless steel handles. Timber laminate flooring. Double glazed window to rear offering splendid views.

Study 8'0 x 6'2 (2.44m x 1.88m)
Although previously utilised as a bedroom it is now used as a study by the current owner who has had a range of floor-to-ceiling shelves installed. Timber laminate flooring. Double glazed window to front with inset plantation shutters. Radiator.

Bathroom 8'8 x 6'6 (2.64m x 1.98m)
The bathroom is fitted with a beautiful morning suite comprising a corner bath with standalone mixer tap and handheld showerhead. Low level W/C. Wash hand basin set within vanity unit and mixer tap. The flooring is ceramic tiled with a stylish pattern print. The walls are fully tiled. Inset extractor fan. Inset spotlights. Having a built in cupboard which is shelves and houses the gas combination boiler. Column radiator with integrated chrome heated towel rail. Opaque window to rear.

Garage 13'2 x 13'0 (4.01m x 3.96m)
Having power and light, with an electric roller door and internal door that opens to the kitchen.

Outside
To the front of the garage is block paved off-road parking. The front garden benefits from Astrotrurf and a pattern tiled pathway leads to a composite double glazed front door with an external courtesy light to the side.

Gated side access leads down the side of the property to an elevated terrace, with timber balustrade. Steps lead down to the generous sized rear garden, which is predominantly lawned with a decked patio and raised planters surrounding the rear potting shed and summerhouse. There is ample external lighting and a power source.

Viewings (Wrexham)
Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)
If you would like to make an offer, please contact the office and one of the team will assist you further.

Services (Wrexham)
The agents have not tested any of the appliances listed in the particulars.

Mortgage Advice (Wrexham)
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.

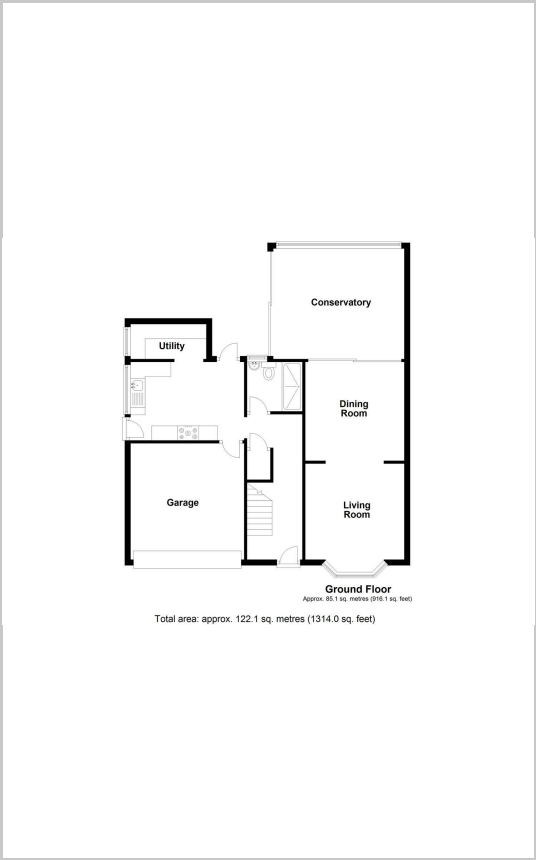
Hours of Business (Wrexham)
Monday to Friday - 8:30am - 5:30pm
Saturday - 9:00am - 4:00pm

Additional Information (Wrexham)
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.

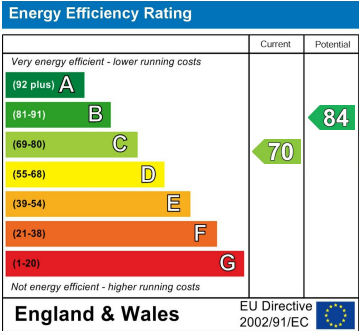
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Imperial Buildings, King Street, Wrexham, LL11 1HE
Tel: 01978 291345 Email: info@townandcountrywrexham.com