

Town & Country

Estate & Letting Agents

Bryn Offa, Ponciau

£199,950



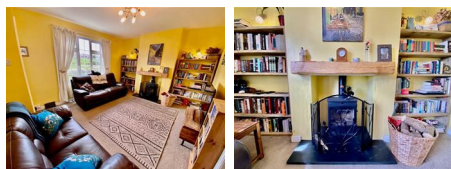
Boasting beautiful rural views, this three bedroom property is approached via an unadopted road leading directly to the property's convenient off-road parking. The property itself benefits from UPVC double glazing and gas central heating, and comprises; entrance porch and hallway, lounge, kitchen/diner on the ground floor, with two bedrooms and bathroom on the first floor, with the master bedroom and en-suite on the second. Externally the property has a brick-paved courtyard with an outbuilding suitable for a variety of uses. Viewings are highly recommended!

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

Entrance

The property is entered through a composite double glazed door to front with windows either side, opening to the porch. Timber laminate flooring through to the hallway. Stairs to first floor. Double glazed window to front. Doors to:



Lounge

14'7 x 11'7

A multi-fuel stove mounted on a slate hearth with oak beam mantle being the centrepiece of the room. Understairs storage. Double glazed window with pleasant rural views. Radiator.



Kitchen/Diner

18'1 x 12'0

A good sized kitchen fitted with an array of attractive cream wall, base and drawer units with complimentary work surfaces. Stainless steel 1 & 1/2 sink unit with mixer tap and tiled splashbacks. Integrated stainless steel oven, hob and extractor hood over. Integrated fridge-freezer. Integrated dishwasher. Timber laminate flooring. Double glazed window to rear x2. UPVC double glazed door to rear. Radiator.



Landing

Double glazed window to front. Doors to all first floor rooms. Further staircase to master bedroom.



Bedroom Two

11'9 x 11'9

Timber laminate flooring. Double glazed window with pleasant outlook. Radiator.



Bedroom Three

11'6 x 11'0

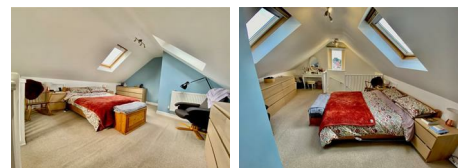
Timber laminate flooring. Double glazed window to rear. Radiator.



Bathroom

7'8 x 7'7

A very stylish and modern bathroom suite. Low level W/C. Wash hand basin with mixer tap set in vanity unit. L-shaped panel enclosed bath with waterfall mixer tap and dual-headed thermostatic shower attachment and screen. Built-in cupboard housing the gas combination boiler. Fully panelled walls. Chrome heated towel rail. Inset spotlights. Extractor fan. Double glazed opaque window to rear.



Master Bedroom

16'8 x 11'2

A spacious principle bedroom with access to eaves storage. Skylight windows to front and rear, with a third window to side. Radiator. Door to en-suite.



En-Suite

Low level W/C. Pedestal wash hand basin with mixer tap. Tiled splashbacks. Extractor fan. Timber laminate flooring.



Outside

Ample off road parking to front, with shrubbed garden. Gated access to rear, with predominantly brick paving. Brick store. External lighting.

There is a separate outbuilding (approx 9'0 x 9'0) which is entered via a timber panelled glazed door with external water supply. The outbuilding also benefits from an internal power supply and lighting. Potential to be converted into various types of building (office/gymnasium) subject to relevant permissions. Window to front.

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.

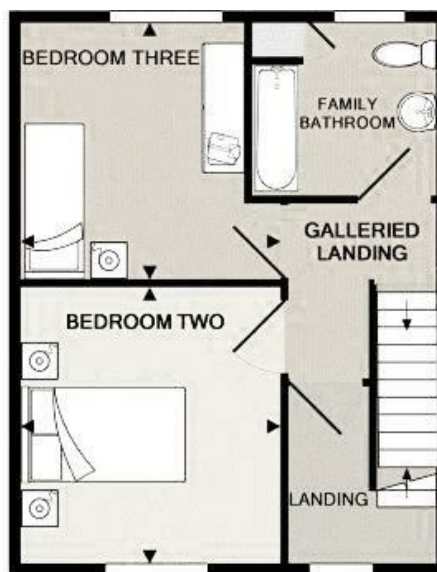
Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.