

BOWEN

PROPERTY SINCE 1862



Offers in the region of £145,000

40 Stanley Road, Ponciau,
Wrexham LL14 1HH

🏠 3 Bedrooms

🚿 1 Bathroom

40 Stanley Road, Ponciau, Wrexham LL14 1HH



General Remarks

This extended cleanly presented property comprises an entrance hall; bay windowed lounge with living flame gas fire and double doors to dining room with modern enclosed living flame gas fire; side hall; breakfast kitchen; shower room; landing to three bedrooms and a cloakroom. Central heating is effected by a modern "Worcester" gas combi boiler and PVCu double glazed windows and front door are installed. Outside there is a small raised front garden and a side path to a part terraced hard surfaced rear with brick garage and possible secondary parking space. NO CHAIN. EPC Rating – 43|E.

Location: The property occupies a pleasant position elevated above the road frontage. It is situated within the village of Ponciau close to its boundary with the neighbouring villages of Johnstown and Rhos. Ponciau is a convenient location approximately three miles from Wrexham and two from junction 3 of the A483 by Starbucks and the Travel Lodge at Croesfoel, from where there is dual carriageway to Chester (16 miles). Wide ranging amenities are available in Rhos including Welsh and English Primary Schools, Grango Secondary School, a wide variety of Shops and Social Venues.

Constructed of brick beneath a slated roof with later flat roofed extensions to the rear.

Accommodation

On The Ground Floor:

Entrance Hall to:

Lounge: 18' 6" x 12' 0" (5.63m x 3.65m) into wide rectangular bay window. Open living flame coal-effect gas fire to a marbled and stained fireplace surround. Corniced ceiling. Radiator. Television aerial point. One double and one single power points. Double PVCu framed double glazed French doors to:

Dining Room: 11' 6" x 10' 3" (3.50m x 3.12m) Radiator. Understairs storage cupboard with light and cloaks hooks. Enclosed living flame coal-effect gas fire. Two double power points. Television aerial point. Low level built-in cupboard. PVCu framed part double glazed door to:

Side Hall: 4' 3" x 3' 8" (1.29m x 1.12m) with timber panelled walls. Part glazed hardwood external door. Ceramic tiled floor.

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Breakfast Kitchen: 10' 3" x 9' 1" (3.12m x 2.77m) including a corner cupboard which accommodates the wall mounted "Worcester" combination gas-fired central heating boiler. The Kitchen Area is fitted with light oak fronted units including a single drainer stainless steel sink inset into a range of five-doored base units with extended work surfaces, beneath which there is plumbing for a washing machine. Central heating thermostat. Radiator. Four double power points. Extractor fan.

Shower Room: 8' 0" x 5' 9" (2.44m x 1.75m) Fitted three piece suite comprising a pedestal wash hand basin, close coupled dual flush w.c. and corner

shower tray with screen enclosure and "Mira" electric shower. Part tiled walls. Radiator.

On The First Floor:

Landing: 19' 0" x 2' 8" (5.79m x 0.81m) Dado rail. Single power point. High level windows.

Bedroom 1: 15' 0" x 12' 0" (4.57m x 3.65m) Radiator. Single power point.

Bedroom 2: 11' 6" x 7' 5" (3.50m x 2.26m) Radiator. Double power point.

Bedroom 3: 9' 6" x 7' 4" (2.89m x 2.23m) Radiator. Double power point.



Cloakroom: 6' 9" x 2' 8" (2.06m x 0.81m) Fitted two piece white suite comprising a close coupled w.c. and wall mounted wash hand basin. Radiator.

Outside: Pedestrian access to the front with a small gravel covered front garden. Gated pedestrian side pathway. Vehicular access from an unmade track at the rear to a detached brick built Garage 16'4" x 9'7" (4.97m x 2.92m) fitted with a metal up and over door. Split-level concreted and flagged rear yard with possible Secondary Parking Space.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the modern "Worcester" combination gas-fired boiler situated in the Kitchen.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Note: The fitted floor and window coverings are to be included at the sale price.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "D".

Directions: For satellite navigation use the post code LL14 1HH. Leave the A483 town by pass at junction 3 by the Little Chef at Croesfoel signposted B5605 Rhosllanerchrugog. At the exit roundabout take the B5605 towards Johnstown. Proceed for approximately one mile until eventually turning right onto Fennant Road directly opposite the village sign Johnstown on the left. Continue through open ground for a distance of approximately half a mile until eventually taking the second turning right onto Stanley Road. Continue for virtually the full length of the road and No. 40 will be seen as the penultimate house on the left.



Ground Floor
Approx. 71.6 sq. metres (771.0 sq. feet)



First Floor
Approx. 44.7 sq. metres (480.9 sq. feet)



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.