



Y Grug, Oak Road, Ponciau,
Wrexham, LL14 1HS

**Bowen Son
and Watson**

with **Kent Jones**

Y Grug, Oak Road, Ponciau, Wrexham, LL14 1HS

A well presented traditional detached house within well-established residential surroundings offering double glazed and gas centrally heated accommodation. The property has an oak fitted kitchen incorporating integrated dishwasher, oven, hob and cooker hood. There are two bright reception rooms from an entrance hallway with three bedrooms (two fitted) and bathroom on the first floor. Externally there are low-maintenance gardens with possible off road parking from a vehicular access. EPC Rating - 'D63'.

The Accommodation

(with approximate room dimensions) on The Ground Floor comprises :-

Entrance Hall

Approached through a double glazed door having lead-lighted and stained glass effect reveals above and to the side. Central heating thermostat. Radiator. Smoke alarm. Understairs storage cupboard off.

Lounge

11' 0" x 7' 5" (3.35m x 2.25m)
Fitted pine fire surround having marbled insert and hearth with centrally fitted living flame coal effect gas fire in brass finished surround. Double glazed window to front elevation having lead-lighted and stained glass upper reveals. Radiator. Television aerial point. Telephone point. Coved finish to ceiling. Archway to:

Dining Room

11' 4" x 11' 0" (3.45m x 3.35m)
Radiator. Double glazed patio door to rear garden. Coved finish to ceiling.

Kitchen

11' 7" x 5' 8" (3.53m x 1.72m)
Fitted with a stainless steel single drainer sink unit set into a range of light oak panelled fronted units including a drawer pack and having integrated dishwasher together with fitted electric oven and grill having four-ring electric hob and cooker hood fitted above. Range of matching suspended wall cupboards. Space with plumbing for automatic washing machine. Concealed wall mounted "Main" gas fired central heating boiler. Radiator. Tiling to work areas. Tiling to floor. Recessed space for upright fridge/freezer. Digital central heating control. Double glazed window. Double glazed back door to:



Porch

Constructed with timber glazed upper elevations above a brick plinth wall having doors to both front and rear. Tiled floor. Base storage cupboards.

On The First Floor:

Landing

Double glazed window. Smoke alarm. Stripped original doors to bedrooms and bathroom.

No. 1 Bedroom

11' 2" x 9' 8" (3.41m x 2.94m)

Fitted with two double wardrobes having central dresser and blanket cupboards above. Radiator. Double glazed window. Television aerial point.

No. 2 Bedroom

10' 6" x 8' 8" (3.21m x 2.64m)

Fitted with two double wardrobes having central dresser and blanket cupboards above. Radiator. Double glazed window.

No. 3 Bedroom

6' 4" x 6' 1" (1.94m x 1.85m)

Radiator. Double glazed window.

Bathroom

6' 6" x 6' 0" (1.98m x 1.83m)

Fitted with a modern three piece "Ivory" shaded suite comprising a close flush w.c., pedestal wash hand basin and twin-grip panelled bath having instant heat electric shower fitted above. Full tiling to walls. Double glazed window. Radiator. Extractor fan. Loft access-point.

Outside:

To the rear elevation there is a raised flagged garden bounded by ornamental planting. There are steps leading down to the lower level where there is a further garden set behind a feature curved retaining wall. To the side and beyond there is an on site concreted Car Parking Area which is presently not utilised, although could be brought into function as it can be approached via a vehicular access off North Road to the side.

Viewing:

By prior appointment with the Agents.

Council Tax Band:

The property is valued in Band "C".



Directions:

Leave Wrexham Town Centre on the Mold Road continuing past the Football Ground to the large roundabout above the A483 at which take the turning onto the dual carriageway in the direction of Oswestry. Leave at the second junction (by Starbucks) and at the roundabout take the third exit signposted B5605 Johnstown. Continue through Pentre Bychan over the brow of the hill taking the right-hand turning into Fennant Road. Ascend the hill passing Stanley Road on the right taking the next right-hand turning onto Oak Road. The property will then be observed on the right-hand side.



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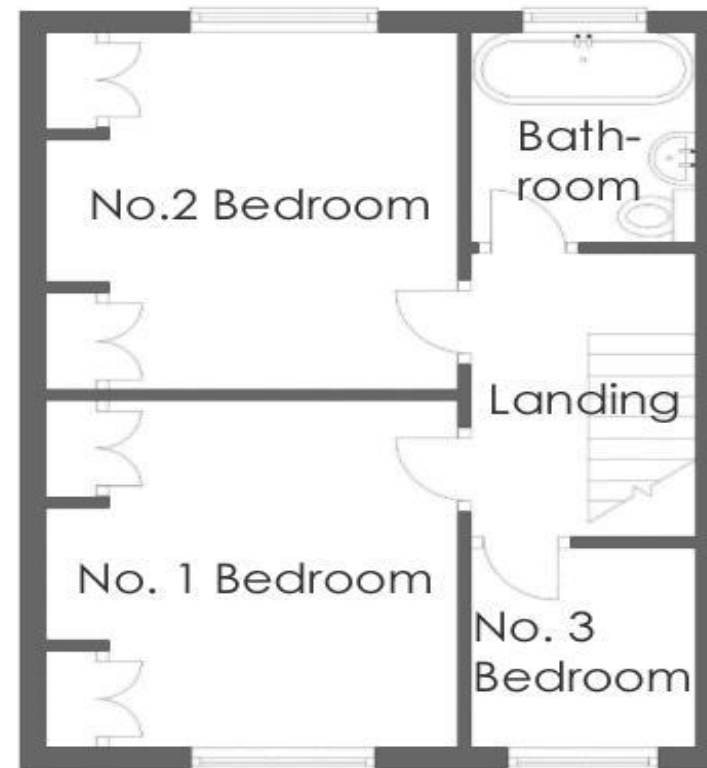
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Ground Floor



First Floor

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 endeavor to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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