



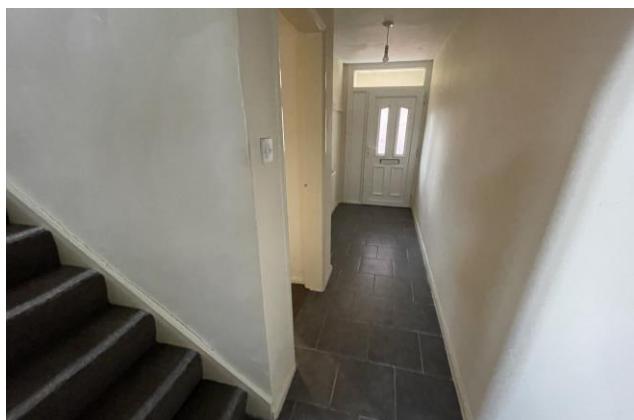
Asking Price £136,950

3 Glanllyn, Pool Road, Ponciau,
Wrexham LL14 1LB

 3 Bedrooms

 1 Bathroom

3 Glanllyn, Pool Road, Ponciau, Wrexham LL14 1LB



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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 expressively 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.

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Dining Kitchen: 15' 2" x 11' 7" (4.62m x 3.53m)
Fitted beech-effect laminate fronted units comprising a single drainer stainless steel sink unit inset into a range of five-doored base cabinets (including one corner cupboard), one drawer pack and extended work surfaces, beneath which there is plumbing for a washing machine and a "Logik" electric fan-assisted oven. Inset gas hob with an integrated filter hood above set between a total of five-doored suspended wall cabinets. Further single base unit and work surface. Radiator. Understairs storage cupboard. Wall mounted "Worcester" combination gas-fired boiler. Part double glazed PVCu framed external door. Smoke alarm. Four double power points.



On The First Floor:

Landing: 8' 9" x 6' 7" (2.66m x 2.01m) maximum. Loft access-point. Window with view over Ponciau Pool.

Bedroom 1: 14' 5" x 8' 9" (4.39m x 2.66m) Built-in wardrobe over-stairs. Radiator. Double power point.

Bedroom 2: 11' 7" x 8' 10" (3.53m x 2.69m) Radiator. Built-in wardrobe. Double power point.

Bedroom 3: 11' 3" x 6' 7" (3.43m x 2.01m) Radiator. Double power point.





Bathroom: 8' 8" x 6' 4" (2.64m x 1.93m) Fitted four piece white suite comprising a panelled bath with corner shower tray having screen enclosure and mains thermostatic shower, pedestal wash hand basin and close coupled dual flush w.c. Fully tiled. Radiator.

Outside: Walled forecourt. Flagged and concreted split-level rear yard.

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

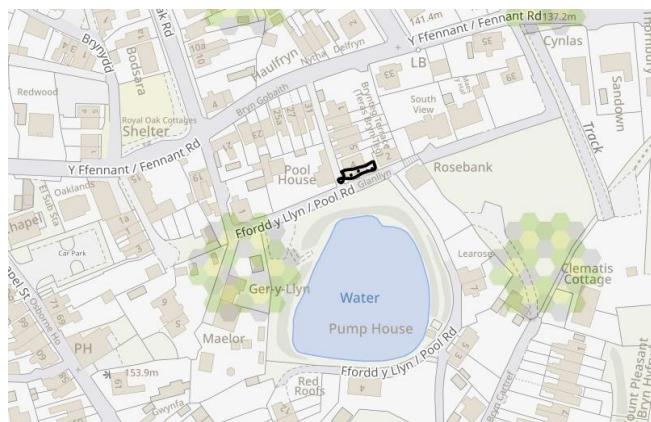
Tenure: Freehold. Vacant Possession on Completion. The property is held on two Registered Titles - WA641765 and CYM667214. NO CHAIN.

Note: The carpets, window coverings and light fittings as fitted are to be included at the sale price. The furnishings at the property are also available.

EPC: EPC Rating – 55|D.

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

Directions: For satellite navigation use the post code LL14 1LB. Leave the A483 dual carriageway at junction 3 at Croesfoel (by Starbucks). At the roundabout take the exit sign-posted B5605 Johnstown and pass through Pentre Bychan and after passing over the brow of the hill take the right-hand turning onto Fennant Road. Continue into the village. It is suggested on first visit that you park on Fennant Road by the bus stop just after passing Oak Road on the right. Proceed on foot up Ellis Street opposite Oak Road, bearing left, and the property will be seen after another 50 yards on the next left-hand corner.



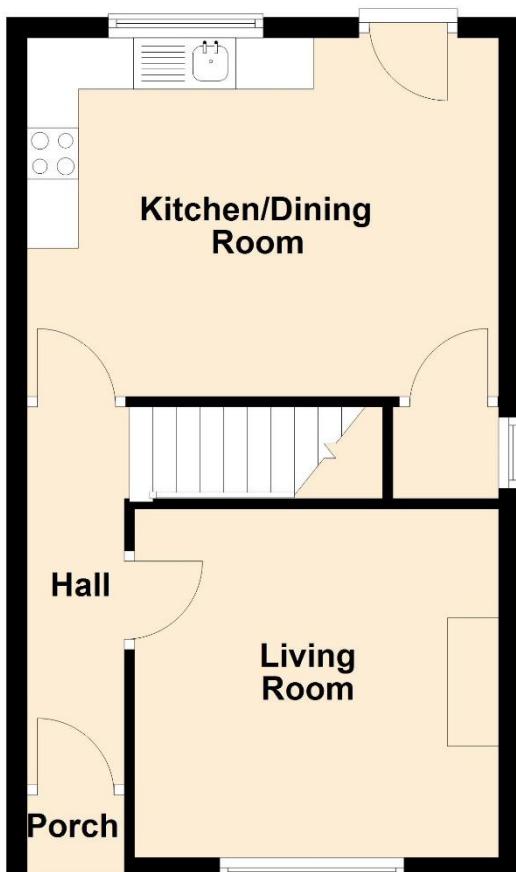
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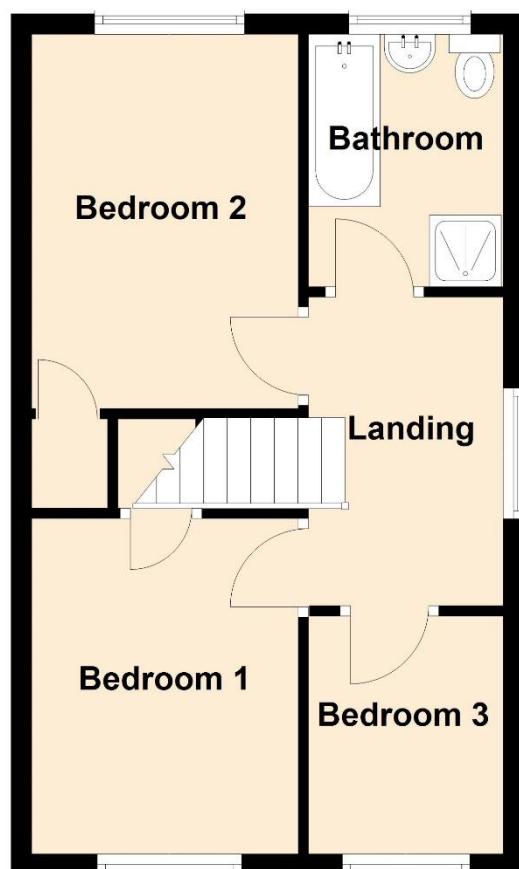
Ground Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



First Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



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