

Wingetts

More than just estate agents



32 Stanley Road, Ponciau, Wrexham, LL14 1HH

Price £160,000

A spacious semi detached traditional 3 bedroom bay window fronted house with garden located in the village of Ponciau with its range of amenities and good road links to Wrexham and the surrounding villages. The accommodation requires a degree of modernisation but has the benefit of central heating, Upvc double glazing, EICR electrical report and a modern bathroom. Briefly comprising an entrance hall with period features and stairs to 1st floor landing, bay window fronted lounge, dining room, kitchen and utility. The 1st floor landing connects the 3 bedrooms and a modern bathroom with shower over bath. The principal bedroom is a good size double. To the outside is a gated path to the entrance alongside a front garden. A gated side path gives access to the rear garden which enjoys a sunny aspect and includes flower beds and a garage.

NO CHAIN. Energy Rating - E (44)

LOCATION

Conveniently located within the village of Ponciau with its good range of amenities and shopping facilities situated in the adjoining villages of Johnstown and Rhosllanerchrugog including both primary and secondary schools, supermarket, bus service, doctors and dentists. Excellent road links allow for daily commuting to Wrexham, Chester, Oswestry and the North West.

DIRECTIONS

From Wrexham proceed along the A483 by pass in the direction of Oswestry and take the exit signposted Rhostyllen and Rhosllanerchrugog. At the roundabout take the 3rd exit and continue for approximately 1 mile through Pentre Bychan. Take the right hand turn onto Fennant Road and then left into Stanley Road and the property will be observed on the left approximately 300 yards.

ON THE GROUND FLOOR

Open fronted porch with part glazed door leading to:

HALLWAY

Having quarry tiled floor, radiator, stairs to first floor landing, feature arch, dado rail and four panel door opening to:

LOUNGE 12'0 x 11'7 (3.66m x 3.53m)

Upvc double glazed bay window to front, two radiators, tiled fireplace, picture rail and ceiling rose.

DINING ROOM 13'0 x 12'2 (3.96m x 3.71m)

Upvc double glazed window to rear, radiator, tiled fireplace and picture rail.

INNER HALLWAY

With useful understairs storage cupboard and four panel door opening to:

KITCHEN 10'8 x 10'0 (3.25m x 3.05m)

Fitted with a range of base and wall units with work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, upvc double glazed window, quarry tiled flooring, part tiled walls, part glazed external door, radiator and four panel door opening to:

UTILITY 10'1 x 7'9 (3.07m x 2.36m)

Housing the Worcester oil fired central heating boiler, plumbing for washing machine, sink unit and upvc double glazed window.

REAR LOBBY

Gives access to a w.c with high flush w.c and separate store room housing the oil tank.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, ceiling hatch to roof space and four panel doors off.

BEDROOM ONE 16'2 x 11'9 (4.93m x 3.58m)

A spacious principal bedroom having two upvc double glazed windows to front and radiator.

BEDROOM TWO 12'2 x 10'3 (3.71m x 3.12m)

Upvc double glazed window to rear and radiator.

BEDROOM THREE 10'0 x 6'3 (3.05m x 1.91m)

Upvc double glazed window and radiator.

BATHROOM

Appointed with a modern white suite of low flush w.c, pedestal wash basin with mixer tap, bath with shower take-off, part tiled walls, chrome heated towel rail and upvc double glazed window.

OUTSIDE

A gated path leads to the entrance door alongside a front garden with low level brick built boundary wall and established trees. A gated side path leads to the rear garden which includes a paved path alongside decorative slate borders and further garden area with brick built store shed and flowerbeds. A garage is included within the sale of the property and is accessed off the rear lane.

PLEASE NOTE

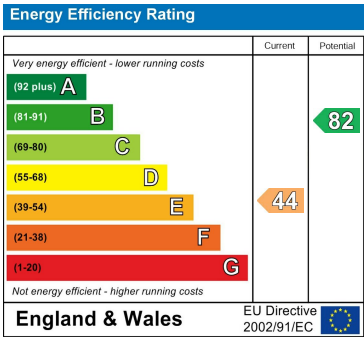
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Area Map



Energy Efficiency Graph



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