

Wingetts

More than just estate agents



Cysgod Y Mynydd, Bernfels Court, Ponciau, Wrexham, LL14 1HQ

Price £350,000

A fabulous opportunity to purchase this individually built 3 bedroom detached bungalow with detached garage offering spacious accommodation blending cottage style features with practical and sociable living together with lovely views over open countryside. Located on the fringe of the village of Ponciau with a range of convenient amenities, schools and good road links, the accommodation briefly comprises an open fronted porch, welcoming hall featuring exposed brickwork and port hole style window, part glazed double doors open to the impressive lounge with the warmth of a log burner set within an exposed brick chimney breast and French doors opening to the rear garden, spacious and well appointed fitted kitchen dining room with an extensive range of base and wall cupboards and range cooker housed within a brick surround. Utility room and cloaks/w.c. 3 good sized bedrooms with the principal bedroom having the benefit of an ensuite shower room and a family bathroom with corner bath and airing cupboard. To the outside, a private drive provides parking and leads to the detached garage with hinged doors to front and staircase rising to useful storage space. The established gardens provide a lovely outdoor entertaining and relaxing space with raised timber decked patio area overlooking the fields, lawn with flower beds to borders and another Indian stone patio area. Viewing highly recommended. Energy Rating - C (70)

LOCATION

Occupying a lovely position on a private road shared with just 2 other properties having stunning views across open countryside from the rear. 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 right into Bernfels Court. Continue through the development to the private road and the bungalow will be observed on the right.

ACCOMMODATION

Open fronted porch with welcome light and hardwood entrance door opening to:

HALLWAY

Featuring a porthole style window, attractive cottage style doors to all rooms, exposed brickwork, wall light point, inset ceiling spotlights, two radiators and ceiling hatch to roof space. Part glazed double doors open to:

LOUNGE 23'7" x 17'4" max (7.2m x 5.3m max)

A spacious reception room fitted with exposed wood flooring complimented by an exposed brick chimney breast with Villager log burner, timber mantel and stone hearth, two hardwood double glazed windows, hardwood French doors opening to the garden with lovely countryside views, two radiators, speaker cable for surround sound system and connecting door to:

KITCHEN/DINING ROOM 25'11" x 15'1" (7.9m x 4.6m)

Appointed with an extensive range of base and wall cupboards complimented by work surface areas incorporating a 1 1/2 bowl sink unit with mixer tap and double glazed hardwood window above overlooking open countryside, integrated fridge, part tiled walls, plumbing for dishwasher, Rangemaster stove set within exposed brick surround with timber beam above and extractor hood, inset spotlights, glass display cabinet, tiled flooring, two radiators, free standing island providing additional work surface areas, double glazed hardwood window to dining area which easily accommodates a family sized dining table, exposed brickwork, timber beam to ceiling and part glazed connecting door to the hallway.

UTILITY

Base and wall cupboards, radiator, tiled flooring, concealed Worcester gas central heating boiler, part glazed hardwood external door, double glazed hardwood window, plumbing for washing machine and space for fridge freezer.

CLOAKS/W.C

Appointed with a wash basin, low flush w.c, part tiled walls, double glazed hardwood window, radiator, coat hanging space and tiled flooring.

BEDROOM ONE 13'1" x 12'5" (4m x 3.8m)

Enjoying pleasant countryside views through the hardwood double glazed window, radiator and cottage style door opening to:

EN-SUITE

Appointed with a low flush w.c and wash basin set within vanity unit, corner shower enclosure with mains thermostatic shower and Drench style shower head, hardwood double glazed window, radiator, inset ceiling spotlights, extractor fan, part tiled walls and tiled flooring.

BEDROOM TWO 12'1" x 7'10" (3.7m x 2.4m)

Hardwood double glazed window and radiator.

BEDROOM THREE 11'1" x 8'10" (3.4m x 2.7m)

A good sized third bedroom with hardwood double glazed window overlooking the rear garden and radiator.

BATHROOM 8'10" x 7'10" (2.7m x 2.4m)

A spacious family bathroom appointed with a low flush w.c, pedestal wash basin, corner bath with mixer tap and hand held shower take-off, plantation shutters to hardwood double glazed window, part tiled walls, inset ceiling spotlights, radiator and airing cupboard.

OUTSIDE

A private driveway provides parking for two cars and leads to:

DETACHED GARAGE 17'8" x 13'9" (5.4m x 4.2m)

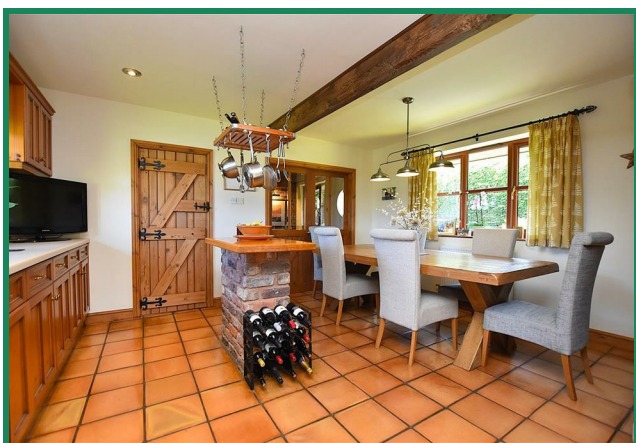
Hinged doors to front, lighting, power sockets and fixed staircase rising to the useful attic storage space.

GARDENS

To the front of the bungalow is a stone paved path alongside decorative gravel and established borders. The rear garden is a particular feature of the property designed to take full advantage of the panoramic countryside views and includes a raised timber decked patio area that provides a lovely relaxing space, established flowerbeds, lawned area, Indian stone patio adjoining the lounge, cold water tap, outside lights and raised vegetable plot.

PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).





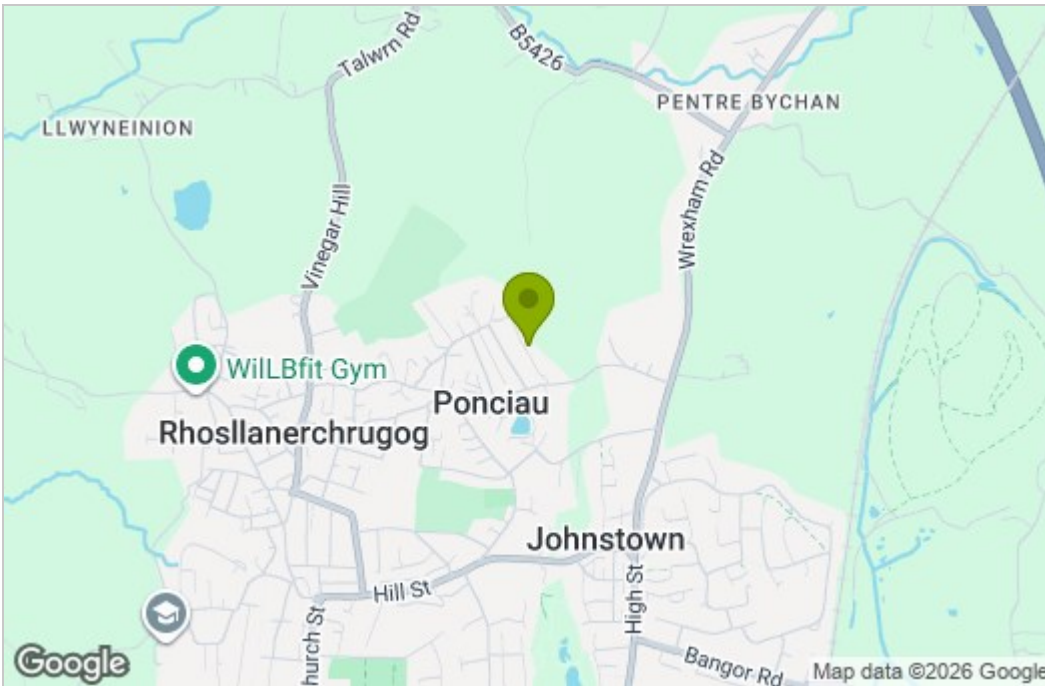
Floor Plan

Ground Floor

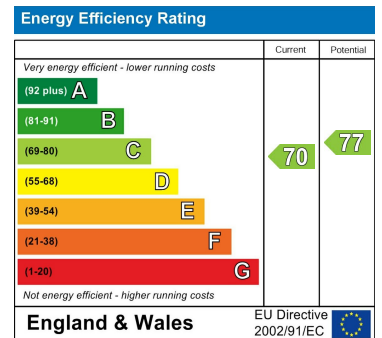
Approx. 134.2 sq. metres (1444.4 sq. feet)



Area Map



Energy Efficiency Graph



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