



42 North Road, Ponciau, Wrexham, LL14 1HB

Price £130,000

A well proportioned 2 bedroom semi detached house with parking enjoying a pleasant aspect to the rear overlooking playing fields and beyond. The property has undergone a scheme of modernisation to include a stylish new kitchen and shower room, new gas combination boiler, new decoration and floor coverings. Located at the end of a lane within the village of Ponciau which offers a range of amenities and a wider range inn the adjoining village of Rhosllanerchrugog. The accommodation briefly comprises an enclosed porch, hall with staircase to 1st floor landing, lounge with walk in bay window to front, fitted kitchen diner with a grey gloss range of base and wall cupboards and side porch. The 1st floor landing connects the 2 bedroom and a shower room. To the outside, the property has the benefit of a parking bay and side path. NO CHAIN. Energy Rating - D (65)

LOCATION

Located within the village of Ponciau on a no-through lane which offers a quiet and pleasant setting. The village and adjoining village of Rhosllanerchrugog offer a good range of day to day shopping facilities together with recreational parks and pleasant walks. There is a bus service that operates within the area as well as both primary and secondary schools. There are good road links to the A483 bypass which allows for daily commuting to Wrexham, Chester, Oswestry and the North West.

DIRECTIONS

From Wrexham proceed along the A483 bypass in a southerly direction taking the exit signposted Rhosllanerchrugog, at the roundabout take the third exit and continue for approximately $\frac{3}{4}$ of a mile taking the right hand turning into Fennant Road, continue for a further $\frac{3}{4}$ of a mile up the hill and follow the road around to the right onto North Road, as the road bears right again the lane will be observed on your left, continue to the end of the lane and the property will be observed on the right of the pair of semi's.

ON THE GROUND FLOOR

Upvc double doors open to:

ENCLOSED PORCH

With tiled flooring, upvc double glazed windows and part glazed door leading to:

HALLWAY

Grey wood effect flooring, staircase to first floor landing with newly fitted carpet and six panel white woodgrain effect doors off.

LOUNGE 14'1" x 11'1" (4.3m x 3.4m)

Continuation of the grey wood effect flooring, walk-in upvc double glazed bay window to front, radiator, picture rail, central heating controls and mains wired smoke alarm.

KITCHEN/DINER 14'1" x 8'2" (4.3m x 2.5m)

Appointed with a new stylish grey gloss range of base and wall cupboards complimented by wood effect work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above providing a pleasant aspect overlooking playing fields, four ring electric hob with stainless steel splashback and filter hood above, oven/grill below, plumbing for washing machine, space for fridge freezer, tiled flooring, radiator, part tiled walls, useful understairs storage cupboard,

Glowworm gas combination boiler and part glazed door leading to a side porch with external doors to front and rear.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With ceiling hatch to roof space, upvc double glazed window and six panel white woodgrain effect doors off.

BEDROOM ONE 11'5" x 11'1" plus recess (3.5m x 3.4m plus recess)

A double bedroom with upvc double glazed window to front, radiator and newly fitted carpet.

BEDROOM TWO 8'2" x 7'10" (2.5m x 2.4m)

Upvc double glazed window to rear providing pleasant views, radiator and newly fitted carpet.

SHOWER ROOM

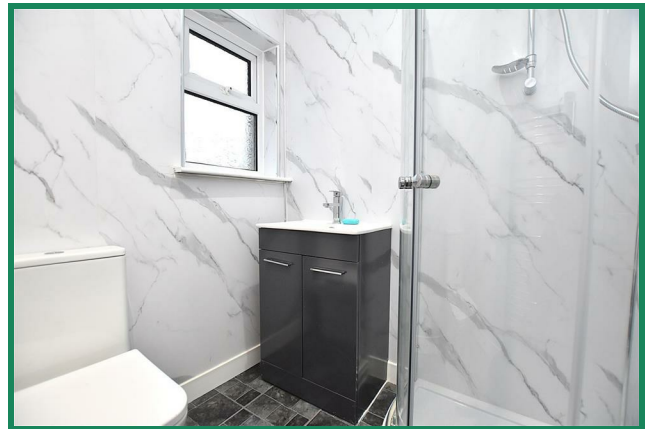
Appointed with a new three piece white suite of close coupled w.c, wash basin with mixer tap within a grey vanity unit, corner shower enclosure with mains thermostatic shower, chrome heated towel rail, extractor fan, upvc double glazed window, easy clean wall panels and inset ceiling spotlights.

OUTSIDE

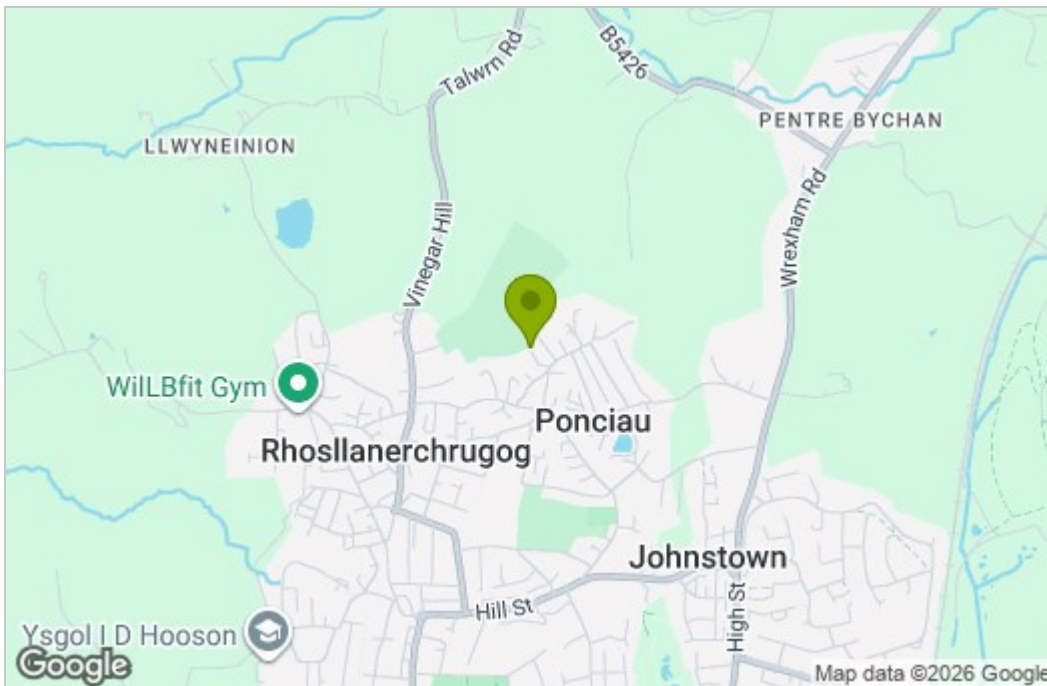
The property is approached along a no-through lane just off North Road to a parking area on the right hand side together with a path to side.

PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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