Wingetts
More than just estate agents









Avalon, Stanley Road, Ponciau, Wrexham, LL14 1HH

Price £150,000

An exciting opportunity for cash buyers only to recreate a lovely 3 bedroom detached bay window fronted family home within the village of Ponciau with its range of amenities, schools and park all within close proximity. This red brick detached house requires a full scheme of refurbishment but has the benefit of Upvc double glazing to majority of windows. The accommodation briefly comprises an arched entrance porch with original part glazed entrance door opening to the hall with stairs to 1st floor landing and patterned tiled flooring, bay window fronted lounge with curved radiator and fireplace, kitchen, sitting/dining room and dilapidated timber built lean to. The 1st floor landing connects the 3 bedrooms, 2 of which are doubles, and a shower room. Externally, a gated path alongside a front garden leads to the entrance porch. The rear garden is completely overgrown but offers excellent potential to create a pleasant outdoor entertaining space. NO CHAIN. Energy Rating - F (32)

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 right into Stanley Road and the property will be observed on the right.

ON THE GROUND FLOOR
Arched open fronted porch with part glazed door with leaded windows opening to:

HALLWAY
With stairs to first floor landing and panelled doors off to all rooms.

LOUNGE 13'1" x 11'1" (4m x 3.4m)
Upvc double glazed bay window to front with curved radiator below, fire surround with tiled insert and picture rail.

KITCHEN 11'1" x 5'2" (3.4m x 1.6m)
Storage cupboards and understairs storage area.

SITTING/DINING ROOM 11'1" x 11'1" (3.4m x 3.4m)
Picture rail, fireplace with tiled insert and an open aspect to a derelict timber framed lean-to:

SIDE PORCH
Accessed off the kitchen.

ON THE FIRST FLOOR
Approached via the staircase from the hallway to:

LANDING
With gallery over stairwell and original internal doors off.

BEDROOM ONE 13'1" x 11'1" (4m x 3.4m)
Upvc double glazed bay window with curved radiator below and picture rail.

BEDROOM TWO 11'1" x 11'1" (3.4m x 3.4m)
Upvc double glazed window to rear, radiator and picture rail.

BEDROOM THREE 7'10" x 6'6" (2.4m x 2m)
Upvc double glazed window to rear and picture rail.

SHOWER ROOM 9'2" max x 6'6" (2.8m max x 2m)
Appointed with a coloured suite of low flush w.c, bidet, wash basin and shower.

OUTSIDE
A gated path leads to the entrance porch alongside a front garden with low level brick boundary wall to front. A shared side access leads to the rear garden which offers the opportunity to recreate a pleasant outdoor entertaining space.

TENURE
As advised the property is freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

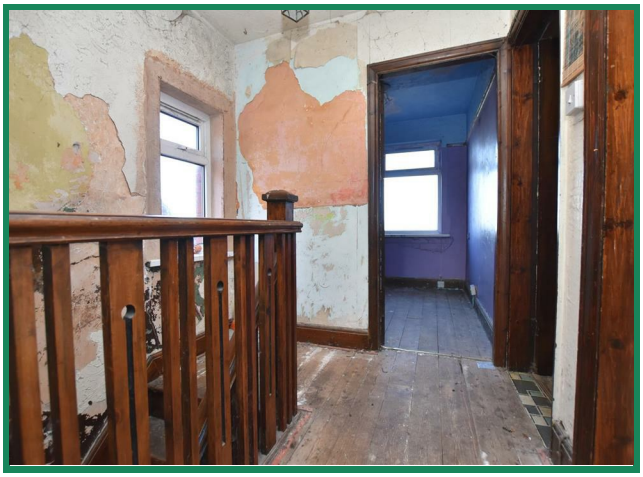
DISCLAIMER
The services have not and will not be tested.

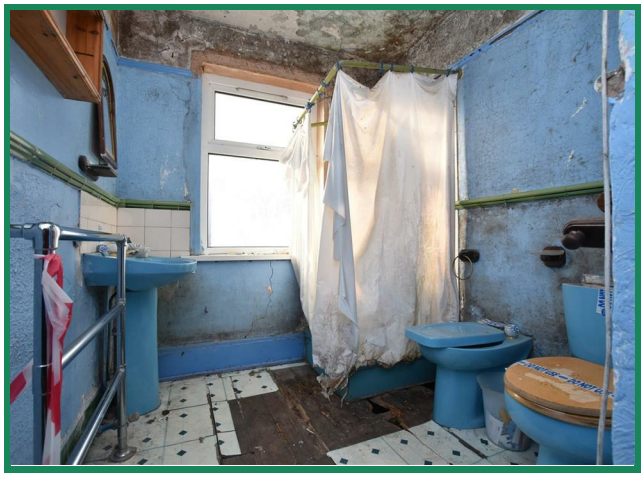








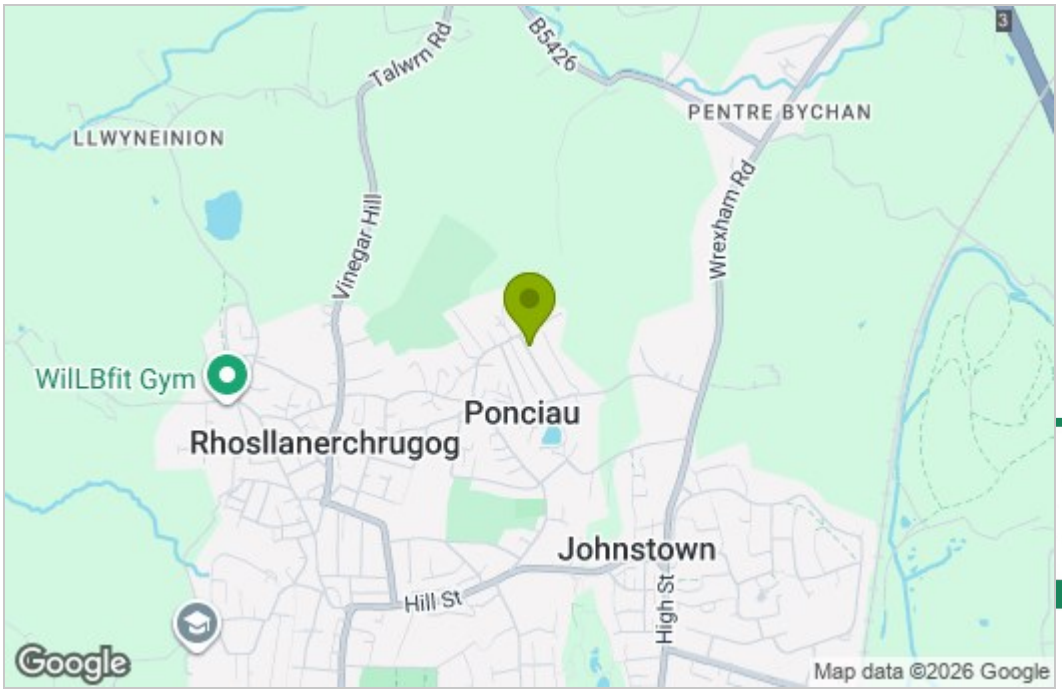




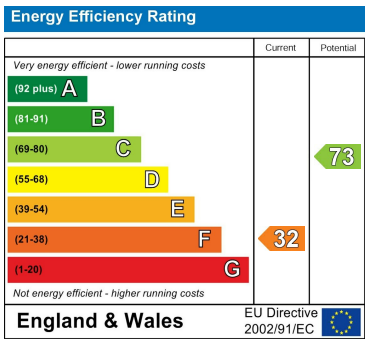




Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

29 Holt Street, Wrexham, LL13 8DH
Tel: 01978 353553 Email: sales@wingetts.co.uk www.wingetts.co.uk