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26 Bank Street, Ponciau, Wrexham, LL14 1EN

Price £200,000

A beautifully refurbished and spacious 2 bedroom semi detached bungalow with private driveway for 2 cars offering impressive 'ready to walk into ' accommodation conveniently located for local shops and social amenities. The layout of this light and airy bungalow has been carefully planned to provide for easy living and the extensive refurbishment works include new heating system, new electrical wiring, new kitchen, new shower room, re-plastering, new carpets, new decoration etc and briefly comprises a new Pvc entrance door opening to the hall with attractive new cottage style doors, well proportioned lounge having 2 Upvc double glazed windows to front, a stylish kitchen dining room fitted with plenty of base and wall cupboards complimented by work surface areas and access into the rear garden. Positioned off the entrance hall are the 2 bedrooms, with bedroom 1 having access to the fabulous 'Jack and Jill' shower room which includes an oversized shower tray and easy clean grey wall panels. Externally, a gated front path alongside decorative gravel leads to the entrance door, a brick paved private drive gives access into the safe and secure newly landscaped rear garden with paved patio area and lawned garden beyond. NO CHAIN. Energy Rating - C (73)

LOCATION
The village of Ponciau is situated approx 5 miles from Wrexham having the benefit of excellent road links to Wrexham, Chester and Shropshire. The village and adjoining villages of Rhos and Johnstown offer a good range of convenient amenities including doctors, dentists, supermarket and primary and secondary schools as well as a frequent bus service. The nearby village of Ruabon has the benefit of a train station. The area features a number of picturesque countryside walks and is within easy range of the popular tourist town of Llangollen.

DIRECTIONS
From Wrexham proceed along the A483 bypass in the direction of Oswestry taking the exit signposted Rhosllanerchrugog. Take the 3rd exit at the roundabout and continue for a further 1 mile taking the right turn into Fennant Road. Continue up the hill bearing right and then left onto Bank Street. The bungalow will eventually be observed on the right.

ACCOMMODATION
New PVC part glazed entrance door opening to:

HALLWAY
Having wood effect vinyl flooring, radiator, ceiling hatch to roof space and new white cottage style doors off.

LOUNGE 13'5" x 13'5" (4.1m x 4.1m)
Two upvc double glazed windows with newly fitted blinds providing an excellent degree of natural light, newly fitted carpet, radiator and cottage style door opening to:

INNER HALL
With cottage style door off.

KITCHEN/DINER 14'9" x 8'10" (4.5m x 2.7m)
Appointed with an impressive dove grey shade of shaker style base and wall cupboards complimented by work surface areas incorporating a four ring electric hob with stainless steel splashback and extractor hood above and oven/grill below, plumbing for washing machine, space for tumble dryer, space for fridge freezer, stainless steel single drainer sink unit with mixer tap, concealed new Worcester gas combination boiler, two upvc double glazed windows with newly fitted blinds, inset ceiling spotlights, radiator, wood effect flooring, under unit lighting and new upvc part glazed external door.

BEDROOM ONE 13'5" x 9'6" (4.1m x 2.9m)
A double bedroom with upvc double glazed window overlooking the rear garden with fitted blinds, radiator, newly fitted carpet and cottage style door opening to the Jack n Jill shower room.

BEDROOM TWO 9'6" x 9'6" (2.9m x 2.9m)
Two upvc double glazed windows to front with fitted blinds, radiator and newly fitted carpet.

JACK N JILL SHOWER ROOM 9'6" x 5'2" (2.9m x 1.6m)
Having access from both bedroom one and the hallway, appointed with a new white modern suite of oversized walk-in shower enclosure with mains thermostatic shower and Drench style shower head, rectangular wash basin with mixer tap set within a white gloss fronted vanity unit, low flush w.c, chrome heated towel rail, illuminated mirror, Porcelain tiled flooring, upvc double glazed window with fitted blinds, easy clean grey wall panels and inset ceiling spotlights.

OUTSIDE
The property has the benefit of a brick paved private driveway providing parking for two cars. A gated path leads to the entrance door alongside a black ice decorative gravelled garden behind a low level brick built boundary wall. A timber gate opens to the newly landscaped rear garden which provides a good degree of privacy and includes a paved patio for outdoor dining bordered by railway sleepers, newly turfed lawned garden, paved hard standing for garden shed, cold water tap, sensor lighting, black modern wall lights and decorative gravel, all of which is enclosed to provide a safe and secure environment.

PLEASE NOTE
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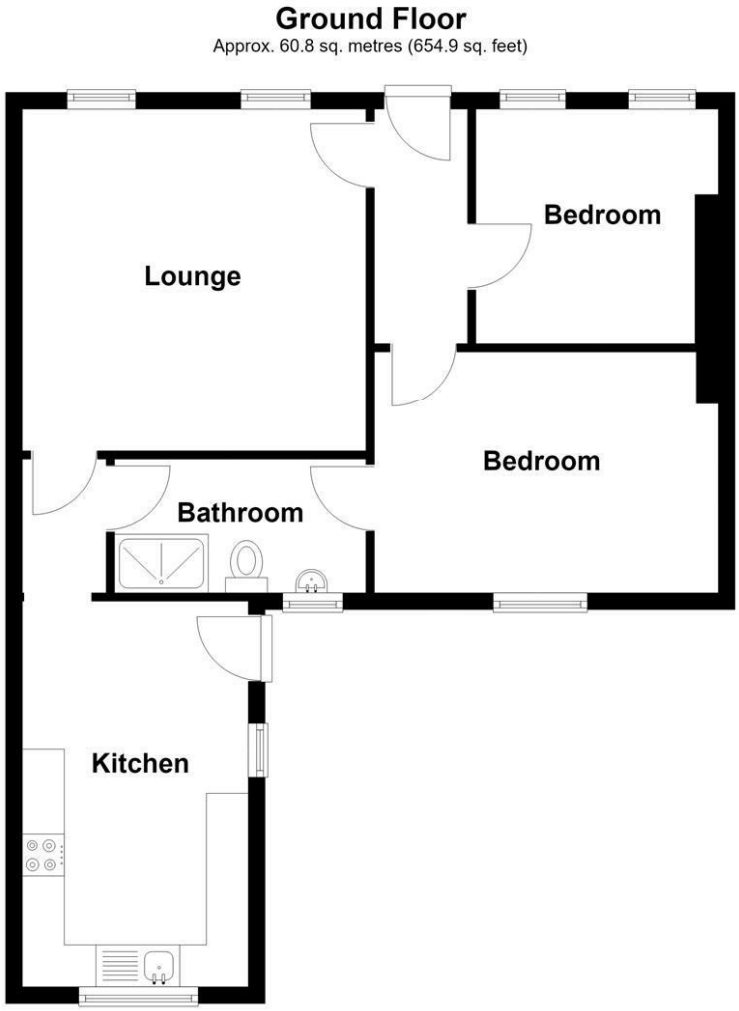




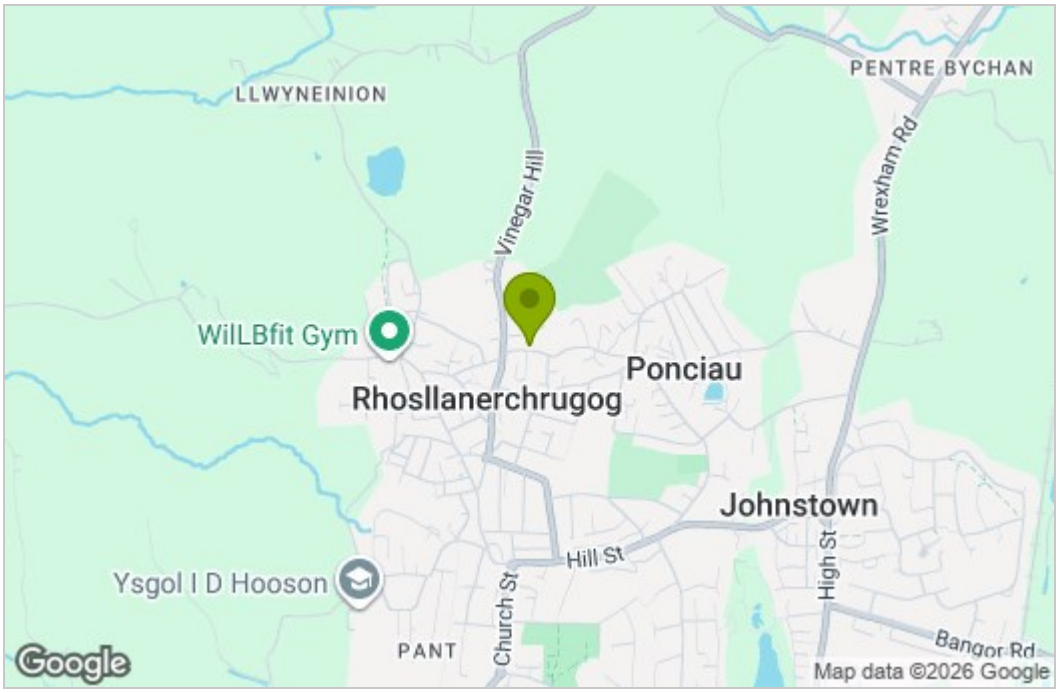
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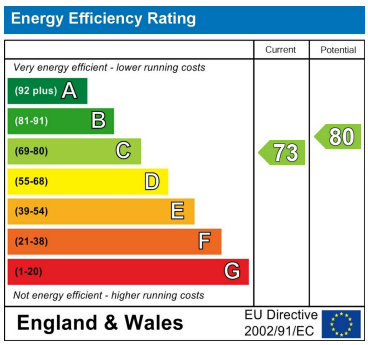
Floor Plan



Area Map



Energy Efficiency Graph



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