Town & Country

Estate & Letting Agents

Clarke Street, Ponciau, Wrexham

Offers Over £325,000









Occupying a generous plot within the popular village of Ponciau, directly opposite sports and playing fields, this spacious three-bedroom detached bungalow offers an excellent opportunity for buyers seeking a property with enormous potential. Although requiring a degree of modernisation, the accommodation benefits from gas central heating and double glazing, together with well-proportioned rooms throughout. The internal accommodation comprises a welcoming entrance hall, spacious dual-aspect living room, fitted kitchen opening into a separate sitting/dining room, three good-sized bedrooms, family bathroom and separate WC. Externally, the property truly excels with ample driveway parking, mature gardens, detached single and double garages, a workshop/utility, outside WC and a large plot offering superb scope for further enhancement (subject to any necessary consents).

Offered to the market with no onward chain, this is an increasingly rare opportunity to acquire a detached bungalow with extensive outbuildings in a highly regarded village location.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

Clarke Street, Ponciau, Wrexham

Town&Country
Estate & Letting Agents



DESCRIPTION

A spacious three-bedroom detached bungalow occupying a substantial plot within the popular village of Ponciau. Offering two reception rooms, generous gardens, extensive parking, detached single and double garages plus useful outbuildings, the property provides outstanding potential for modernisation and is available with no onward chain.



LOCATION

Situated in the popular village of Ponciau, the property enjoys a convenient position opposite local sports and recreation fields whilst remaining within easy reach of a wide range of everyday amenities including shops, schools, healthcare facilities and public transport links. Wrexham city centre is approximately 5 miles away, with excellent road connections to Chester, Oswestry and the A483 providing access to the wider North West and Midlands motorway network.



ENTRANCE HALL

7'3" x 6'6"

The property is entered via an attractive opaque leaded double-glazed composite front door, opening into a spacious and welcoming entrance hall. Features include a radiator, storage cupboard, and doors providing access to the living room, three bedrooms, and family bathroom.



SITTING / DINING ROOM

15'4" x 10'2"

A versatile second reception room with windows to both side elevations, a radiator, timber-panelled ceiling, and gas fire, providing an ideal additional sitting room or formal dining space.



SITTING ROOM



-



LIVING ROOM

14'10" x 12'3"

A bright dual-aspect reception room enjoying windows to the front and side elevations, allowing plenty of natural light. The room benefits from a radiator and an attractive log-effect gas fire, creating a cosy focal point.



-

INNER HALLWAY

10'6" x 2'7"

Featuring quarry tiled flooring with doors leading to the separate WC and kitchen. A rear porch provides access to the courtyard via a single-glazed external door and enjoys windows overlooking the rear garden.



KITCHEN

11'0" x 10'6"

Fitted with a range of light wood-effect wall, base and drawer units complemented by work surfaces incorporating a stainless steel single drainer sink unit with tiled splashback. There is space for a cooker, plumbing for a washing machine, partially tiled walls, a radiator, a window to the side elevation, and sliding glazed doors opening into the sitting/dining room.



-

Clarke Street, Ponciau, Wrexham

Town & Country
Estate & Letting Agents



BEDROOM ONE

13'2" x 11'7"

A generous double bedroom with a window overlooking the front elevation and radiator.



BEDROOM THREE

10'4" x 9'0"

A well-proportioned third bedroom with window to the rear elevation and radiator.



SEPARATE WC

Fitted with a low-level WC and conveniently located off the inner hallway.



-



-



EXTERNALLY

The property occupies a particularly generous plot with well-established gardens to both the front and rear. To the front is an attractive lawned garden bordered by mature conifer hedging and stocked with a variety of established plants and shrubs. Double wrought iron gates open onto a driveway providing extensive off-road parking for numerous vehicles and leading to the various garages and outbuildings. The rear garden is predominantly laid to lawn and enjoys a mature setting with established trees, shrubs and planting around its boundaries, offering excellent privacy and considerable potential for keen gardeners.



BEDROOM TWO

10'8" x 10'6"

Double bedroom fitted with an extensive range of built-in wardrobes, drawers, base cupboards and overhead storage. Window to the side elevation with radiator beneath.



BATHROOM

7'6" x 4'9"

Appointed with a coloured suite comprising a panelled bath with electric shower and glazed screen, pedestal wash hand basin and fully tiled walls. Additional features include a radiator, fitted shelved storage cupboard and opaque window to the rear elevation.



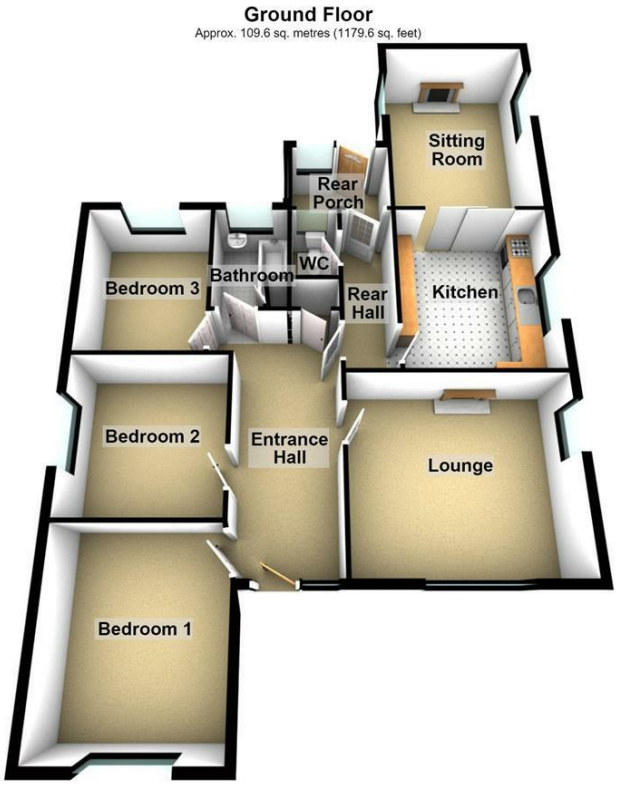
DETACHED SINGLE GARAGE

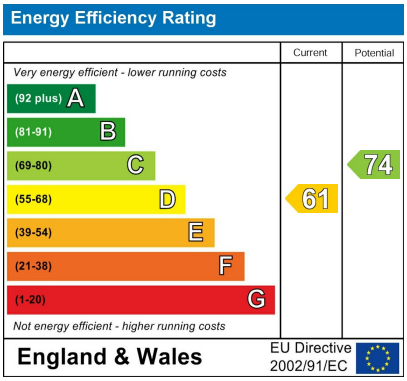
A prefabricated detached garage with up-and-over door, side access door and side window.



Town & Country
Estate & Letting Agents

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com
TEL: 01978 291345





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 most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.