

Stanley Road

MW46428



PONCIAU

£180,000

Dolwar, Stanley Road, Ponciau, WREXHAM, LL14 1HH
£180,000 MW46428



DESCRIPTION: Situated in a popular village location is this mature 3 bedroom detached property which requires updating and has living accommodation to briefly comprise entrance hall, lounge, sitting room, breakfast area, fitted kitchen, and to the first floor there are 3 bedrooms and combined bathroom and wc. The accommodation is complimented by gas heating and UPVC double glazing and externally there are gardens to the front and rear and a drive and garage to the rear. **VIEWING RECOMMENDED. FREEHOLD. COUNCIL TAX BAND C.**

GEORGE A MURRAY FNAEA – RESIDENT PARTNER
Viewing by arrangement through Wrexham Office
35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275
Opening hours 9.00am-5.30pm Monday – Friday 9.00am – 4.00pm Saturday

DIRECTIONS: From the Wrexham office proceed out of town passing the football ground on the right hand side, at the main Wrexham roundabout turn left onto the bypass and proceed to the 2nd exit for Johnstown, at the roundabout take the 3rd exit for Johnstown and continue until Fennant Road will be noted on the right, turn right and continue up Fennant Road turning right into Stanley Road and the property will be noted on the left hand side via the Molyneux for sale sign.

LOCATION: Situated in a popular and sought after village location with easy access to Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

ENTRANCE HALL: Panelled radiator. Stairs rising to first floor. Under stairs storage. Door leading to side and front of property.



LOUNGE: 11' x 10' 2" (3.35m x 3.1m) Panelled radiator. Fitted gas fire.



SITTING ROOM: 11' 6" x 11' (3.51m x 3.35m) Panelled radiator. Brick fire surround with fitted gas fire. Tv point.



BREAKFAST AREA: 8' 6" x 6' 2" (2.59m x 1.88m) Panelled radiator. Tiled floor.



KITCHEN: 10' 0" x 8' 1" (3.05m x 2.46m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces with inset stainless steel sink unit and splash back tiling. Space for cooker. Tiled floor. Tiled walls. Plumbing for automatic washing machine.



STAIRS AND LANDING: Doors leading off to bedrooms and bathroom.



BEDROOM 1: 11' 7" x 10' 3" (3.53m x 3.12m) Panelled radiator. Fitted range of wardrobe facilities and storage lockers. Window to rear elevation.



BEDROOM 2: 10' 2" x 10' 1" (3.1m x 3.07m) Panelled radiator. Fitted range of wardrobe facilities and storage lockers. Window to front elevation.



BEDROOM 3: 6' 1" x 5' 8" (1.85m x 1.73m) Panelled radiator. Window to front elevation.



BATHROOM: Panelled radiator. Fitted 3 piece white suite comprising wc, wash hand basin and panelled bath . Loft access. Built in airing cupboard housing wall mounted gas heating boiler.



OUTSIDE: To the front of the property there is an artificial lawned garden with decorative gravel surround and a paved forecourt and path leading to the side and rear. To the rear there are low maintenance gardens with shrub borders and vehicular access, off road parking and a single garage. Two garden stores. Outside lighting. Outside tap to side of property.



TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

Score	Energy rating	Cur
92+	A	
81-91	B	
69-80	C	
55-68	D	64
39-54	E	
21-38	F	
1-20	G	