



2 bed end of terrace house to buy in LL14

Fennant Road, Ponciau, Wrexham, LL14 1HL

£115,000 Starting Bid

 x 2  x 1  x 2

Tenure

Freehold

Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Two Bed Semi
- ✓ Large Garden
- ✓ Double Garage
- ✓ EPC Rating E

Driveway & Garage parking

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Abigail Hall
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A double gated entrance leads onto a driveway for two vehicles and leading to the detached double garage. A large lawned area leads to the side of the house. An arched entrance to the rear leads through to a useful yard with outside WC and brick outhouse. A personal entrance to the front through a further gate leads up several steps with shingled garden to side to the front door.

Entrance Hall

Entered via a frosted Georgian style wooden door. Gives access to the ground floor accommodation and staircase to the first floor. Dado rail. Laminate wood floor. Radiator. Two ceiling light points. Under stairs recess. Door to:

Lounge

With a coal effect gas fire in wrought iron frame with marble back on a slate hearth and mantle. UPVC double glazed window to front with radiator below. Dado rail. Ceiling light point.

Dining Room

UPVC double glazed French doors to side, matching window to rear. Wall mounted gas fire with marble effect back and hearth with carved wood surround and mantle. Laminate wood floor. staircase to the first floor. Dado rail. Ceiling light point and smoke detector. Georgian style glazed door to:

Kitchen

Fitted with a range of Shaker style base and wall units with wood block effect work surfaces and tiled splashbacks. Built in electric oven with four burner gas hob over. Stainless steel one and a half sink, drainer and mixer tap under a UPVC double glazed window to side. Tiled floor. Radiator. Frosted glazed door to side. Space for a tall fridge/freezer. Step up and opening to:

Utility Room

Space and plumbing for both washing machine and tumble dryer. Shaker style base units with wood effect work surface over and tiled splashbacks. Wood panelled wall. Tiled floor. UPVC double glazed window to side. Ceiling light point.

We have been informed by the seller that planning permission was previously granted for the construction of a property within the side garden. However, we understand that this planning permission has now expired.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £115,000

Property Type: End of terrace house

Parking: Driveway & Garage

Year built: 1900

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

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