



School Lane | Ponciau | Wrexham | LL14 1RP

Offers in the region of £145,000

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Situated in the sought-after village of Ponciau, this well presented, two bedroom, semi detached home offers spacious and versatile accommodation arranged over three floors. The property comprises a comfortable lounge, a generous kitchen with space for dining, a well-appointed bathroom, and two double bedrooms. Externally, there is a low-maintenance garden to the rear, providing practical outdoor space.

### Entrance

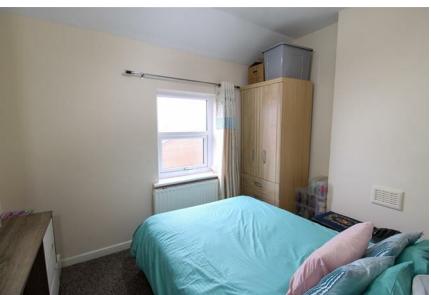
A part glazed composite entrance door provides direct access into the lounge.

### Lounge

A welcoming reception room featuring a front facing UPVC double glazed window, fitted carpet, radiator, and a chimney breast with decorative fire surround, creating an attractive focal point to the room.

### Kitchen





## Stairs & Landing

### Bedroom One

### Bedroom Two

### Stairs & Rear Hallway

### Bathroom

### External

### Disclaimer

The information provided on this property listing, including but not limited to descriptions, photographs, measurements, and pricing, is for informational purposes only. While all reasonable efforts have been made to ensure the accuracy of this information, the owner, agent, or company assumes no responsibility for any errors or omissions, and it is subject to change without notice.

All prospective buyers or tenants are strongly advised to verify any details and conduct their own due diligence before making any decisions. The property may be subject to changes in zoning, laws, or other factors that could impact its use or value. Additionally, the property is sold or leased "as-is" and may not be in perfect condition.

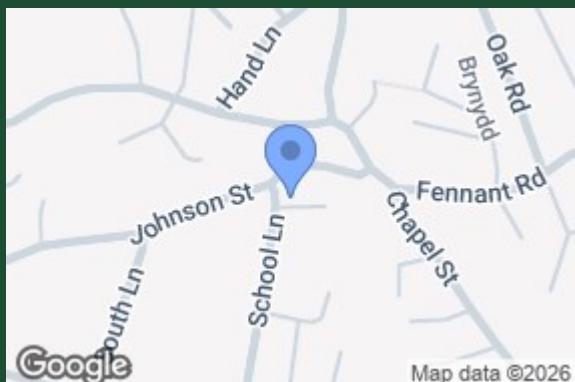
By proceeding with any engagement with this property, you acknowledge that you have read, understood, and accepted these terms.

### Anti Money Laundering (Aml) Checks

We are required by law to carry out anti money laundering (AML) checks on all purchasers of property. Whilst we remain responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial checks are undertaken on our behalf by Lifetime Legal. Once your offer has been accepted, Lifetime Legal will contact you to complete the necessary verification. The



cost of these checks is £60 (including VAT), which covers the cost of obtaining relevant data, as well as any manual checks and monitoring that may be required. This fee must be paid directly to Lifetime Legal before we can issue a memorandum of sale, and it is non-refundable.



**Ground Floor**  
Approx. 25.8 sq. metres (278.2 sq. feet)

**First Floor**  
Approx. 25.8 sq. metres (278.0 sq. feet)

**Basement**  
Approx. 14.0 sq. metres (151.0 sq. feet)

Total area: approx. 65.7 sq. metres (707.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(35-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Wrexham  
01978 504001  
sales@rose-residential.co.uk