

Town & Country

Estate & Letting Agents

Chapel Street, Wrexham

£120,000



Located in the heart of this popular village with easy access to local amenities including shops, schools and public transport, this two bedroom terraced home is available with the benefit of no onward chain, having UPVC double glazing and gas central heating. The property comprises; entrance porch, a dining room with an opening to the lounge, and kitchen on the ground floor, and the first floor landing offers access to two bedrooms and the shower room. Externally to the front of the property is a small forecourt with a low maintenance brick block garden with rear access located to the rear of the property. Viewings come highly recommended!

Imperial Buildings, King Street, Wrexham, LL11 1HE
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TEL: 01978 291345

Entrance

The property is entered via a UPVC double glazed door to front. UPVC panelled ceiling. Radiator. Door into the dining room.

Lounge



13'0 x 12'6

Featuring a living flame gas fire set within a tiled hearth and Adam style surround. Timber laminate flooring. Exposed beams to ceiling. Double glazed window to rear. Radiator.

Dining Room



10'10 x 10'8

Stairs to the first floor with a storage cupboard below. Timber laminate flooring. Double glazed window to front. Radiator.

Kitchen



9'2 x 6'10

Fitted with a range of cream wall, base and drawer units with complementary work surfaces. Stainless steel sink unit and drainer with mixer tap and tiled splashbacks. Integrated stainless steel oven, hob and extractor hood above. Space and plumbing for a washing machine. Space for a tall fridge-freezer. Double glazed window to rear. UPVC double glazed door to rear garden. Radiator.

Landing

Loft access. Radiator. Doors to:

Bedroom One



10'8 x 10'4

Built-in wardrobe. Double glazed window to front. Radiator.

Bedroom Two

11'7 x 9'10

Airing cupboard. Double glazed window to rear. Radiator.

Shower Room



8'5 x 6'8

Low level W/C. Pedestal wash hand basin. Double corner shower enclosure with electric shower. Partially panelled, partially tiled walls. Inset spotlights to ceiling. Opaque double glazed window to rear.

Outside



To the front of the property is a small forecourt whilst the rear garden is low maintenance, being predominantly block paving with a small, pebbled garden. Timber shed. Gated access enclosed by a series of timber fence panels and having an external light and water supply.

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm

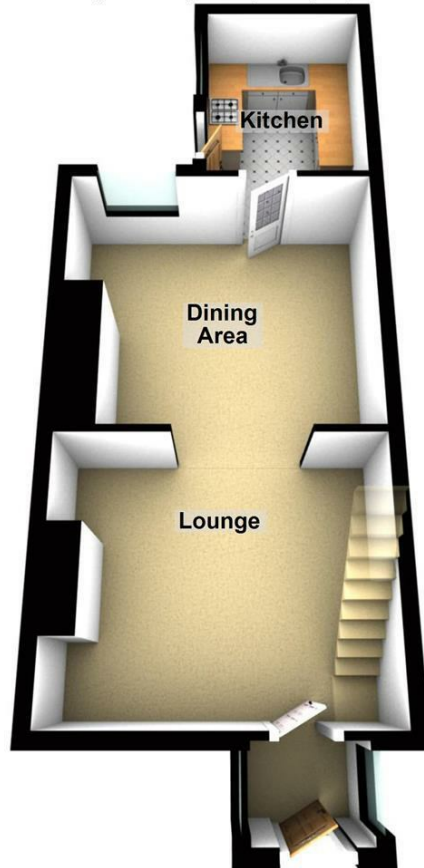
Saturday - 9:00am - 4:00pm

Additional Information (Wrexham)

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

Ground Floor

Approx. 37.3 sq. metres (401.0 sq. feet)



Total area: approx. 73.1 sq. metres (786.3 sq. feet)

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 must 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	