

# Town & Country

Estate & Letting Agents

Salop Terrace, Ponciau

£110,000



Tucked away at the centre of this popular village located to the south of Wrexham, this two bedroom end of terrace property benefits from an off-road parking space positioned to the side of the terrace, a low maintenance, enclosed garden and internal accommodation with the benefits of UPVC double glazing along with gas central heating and comprising living room, dining room, kitchen, shower room, and a first floor landing, which offers access to both bedrooms. We are informed by the vendor that this property is available with no onward chain.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345





## Living Room

10'8" x 10'3"

The property is entered through UPVC double glaze front door, which opens to a living room with a radiator and a window facing the front elevation. The doorway opens to the dining room



## Shower Room

Installed with a corner shower enclosure with electric shower, a low level WC, a corner hand wash basin with mixer tap and medicine cabinet above, a chrome heated towel rail, tiled walls, and ceramic tiled floor and an opaque window to the side elevation.



## Bedroom One

10'10" x 10'3"

The window to the front elevation, a radiator and an exposed beam.



## Dining Room

9'10" x 7'6"

With a window to the side elevation, a radiator, meter cupboard, stairs off rising to the first floor accommodation with storage cupboard below and through to the inner Hall.



## Kitchen

9'2" x 8'9"

Fitted with wood grain effect wall, base, and drawer units. Work surface space houses a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback. The room has a built-in double oven, hob and extractor hood and there is space and plumbing for a washing machine, the flooring is ceramic tiled, a window is the side elevation along with a UPVC double glazed door opening to the courtyard garden mounted on the wall is a gas combination boiler.

## First Floor Landing

With doors opening to both bedrooms.



## Bedroom Two

9'1" x 7'4"

With a window to the side elevation and a radiator.



## Garden

Position to the side of the property and can be accessed from a timber gate which opens to partially paved and partially pout, grave garden and close by a combination of walling and fence panels with an external tap and light.

## Services

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

## Additional Information

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.

## Viewings

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

## To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

## Mortgage Advice

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.

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	