

Town & Country

Estate & Letting Agents

Chapel Terrace, Chapel Street, Ponciau

£125,000



An excellent opportunity to purchase this two bedroom mid-terrace property located in the small village of Ponciau which benefits from beautiful views of the local park, UPVC double glazing and gas central heating. The property briefly comprises entrance hall, lounge/diner and kitchen with integrated appliances. To the first-floor two double bedrooms and a family bathroom. An ideal first-time purchase or investment property.

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



Entrance Hall

UPVC front entrance door.



Bedroom One

9,2 x 11'2

Window to rear elevation with radiator below.



Landing

Leading to two double bedrooms and family bathroom.



Living/Dining Room

19'4 x 11

Lounge area benefits from feature electric fire with wood effect surround, two radiators. Door from hallway leading into the dining area with stairs to first floor and window to front.



Bedroom Two

9'5 x 8

Window to front elevation, radiator.



Rear Garden

Paved patio with artificial lawn, overlooking Ponciau Park. Vehicular access and space at side for parking.



Kitchen

11'1 x 8'5

The kitchen is fitted with a range of wall and base units, wood effect work surface, electric hob and fan oven, space for washing machine with plumbing, ideal combi boiler, one and half bowl sink with mixer tap. Window to rear with UPVC door leading to the garden.



Bathroom

9,1 x 5'1

Fitted 3 piece white suite comprising wc, wash hand basin and panelled bath with shower head attachment.

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.

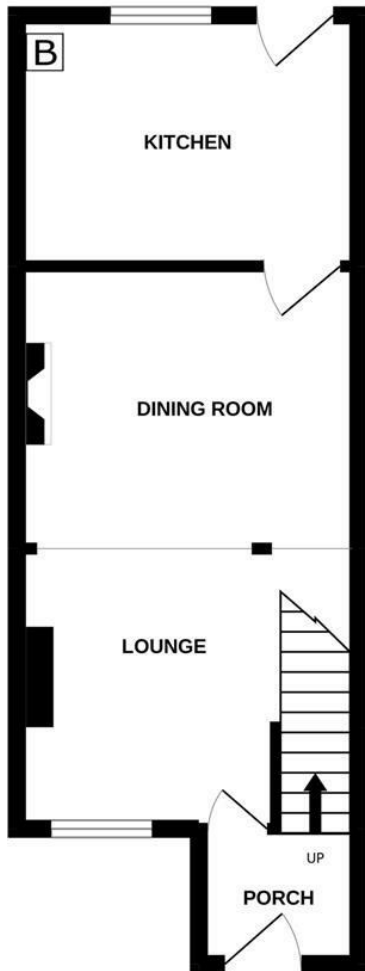
Services

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

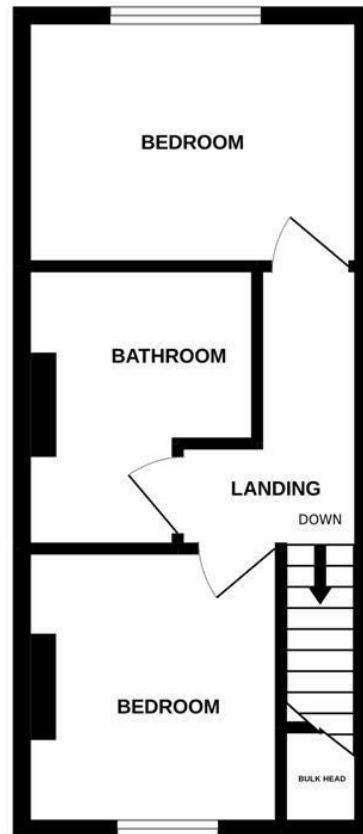
Hours of Business

Monday to Friday - 8:30am - 5:30pm
Saturday - 9:00am - 4:00pm

GROUND FLOOR
 314 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR
 291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA: 604 sq.ft. (56.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	