

# Town & Country

Estate & Letting Agents

Chapel Street, Wrexham

£180,000



An excellent two bedroom property located in the heart of a popular village, presented to the highest standard throughout and offering fantastic views. Benefitting from gas central heating and UPVC double glazing, the property comprises; entrance hall, lounge, dining room and kitchen on the ground floor, with two bedrooms and bathroom on the first floor. Externally is gravelled off road parking to side, giving access to the rear garden. The rear garden is predominantly laid to lawn, with well stocked slate chip and shrubs to borders and timber sheds. Viewings are highly recommended!

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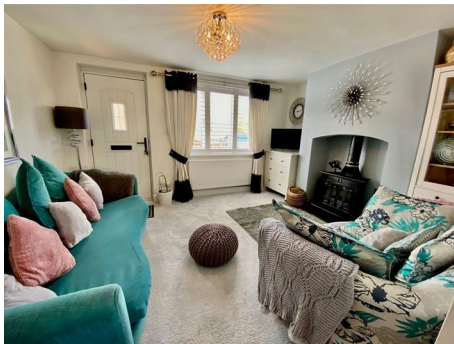
TEL: 01978 291345

## Location

The property stands towards the upper fringe of Penycae. The village has a primary school, village stores and a choice of hostelrys, with ranging amenities in the neighbouring villages of Rhos and Ruabon. It is by-passed by the A483 dual carriageway which accesses Wrexham and Chester to the north with Oswestry and Shrewsbury to the south.

## Entrance

The property is entered via composite double glazed door to front, opening to the lounge.



## Lounge

13'2 x 10'10

Cast iron wood burner set within a slate effect tiled fireplace. Double glazed window to front with plantation shutters. Radiator. Open throughway to the dining room.



## Dining Room

13'2 x 9'8

Stairs to first floor accommodation, with glass balustrades and storage cupboard beneath with light. Oak flooring. Double glazed window to rear. Radiator. Open throughway to the kitchen.



## Kitchen

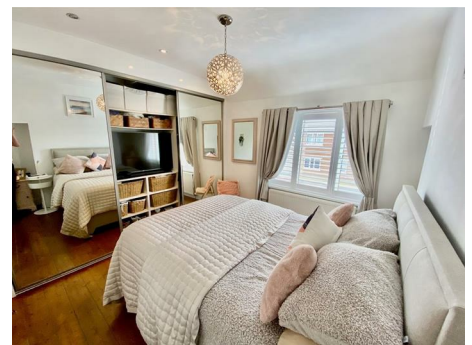
8'6 x 7'2

A stylishly presented kitchen fitted with an array of wall, base and drawer shaker style units with solid wood work surfaces. Ceramic single drainer sink unit with mixer tap and mosaic tiled splashbacks. Integrated stainless steel double oven, hob and extractor hood above. Integrated washing machine. Integrated fridge. Cupboard housing for gas combination Worcester boiler. Double glazed window to side. Double glazed door to rear. Radiator.



## Landing

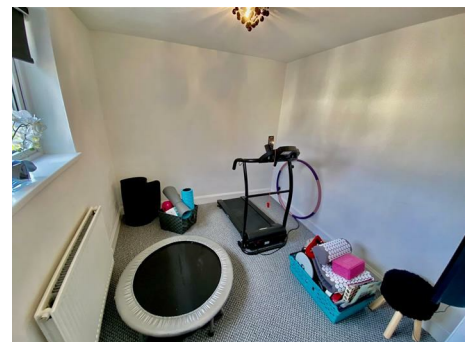
Loft access. Exposed floorboards. Radiator. Doors to:



## Bedroom One

13'2 x 10'6

Range of fitted mirrored wardrobes providing shelving and high level storage. Exposed floorboards. Double glazed window to front with plantation shutters offering a pleasant rural aspect. Radiator.



## Bedroom Two

8'7 x 7'7

Double glazed window to side. Radiator.



## Bathroom

9'7 x 7'0

An attractive and contemporary suite comprising; Low level W/C. Pedestal wash hand basin and mixer tap. P-shaped panel enclosed bath with mixer tap, handheld shower extension and a separate thermostatic shower above with protective glass screen. Exposed floorboards. Inset spotlights. Extractor fan. Double glazed window to rear. Radiator.

## Outside

The property is accessed via a paved forecourt and tiled steps to front door. Gravelled off road parking to side, giving access to the rear garden. The rear garden is predominantly laid to lawn, with well stocked slate chip and shrubs to borders. Timber shed x2. External water supply and lighting.



## 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.

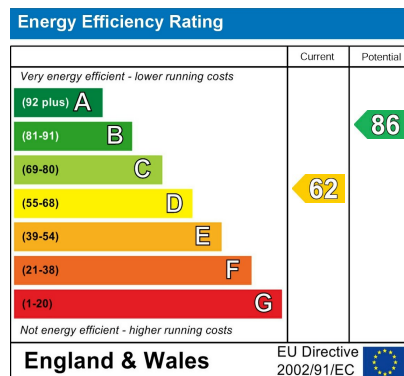
Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

## 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.



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.