

# Town & Country

Estate & Letting Agents

Chapel Street, Ponciau, Wrexham

£115,000



Located in the heart of this village situated to the South Wrexham offering easy access to a local motorway networks and of wealth of day-to-day immunities. This two bedroom end of terrace property has UPVC double glazed windows along with gas central heating and comprises an entrance hall, dining room, living room, a fitted kitchen, and the first floor landing offering access to a bathroom and two bedrooms. To the rear of the property is an artificial lawn garden enclosed by fence panels and stone walling with a timber gate opening to the rear we're playing fields can be found.

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## Entrance Hall

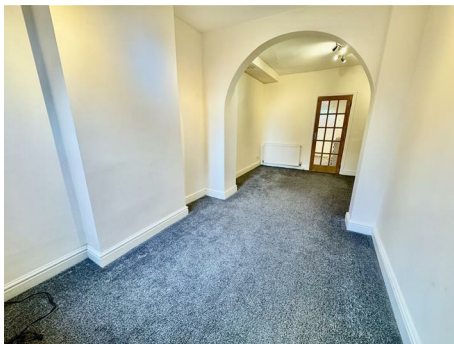
The property is entered through a timber glazed front door which opens to an entrance hall with a radiator, stairs off rising to the first floor accommodation and a glazed door opening to the dining room.



## Dining Room

8'7 x 8'1

Having a window facing the front elevation with a radiator below and a small high-level opaque window facing the front elevation, an arched through way opens to the living room.



## Living Room

10'5 x 8'7

Having a large under stairs storage cupboard, a radiator and a glazed door opening to the kitchen.



## Kitchen

7'3 x 8'9

The kitchen has been fitted with a shaker style range of wall, base and drawer units which are complimented by stainless steel handles and wood grain effect work surfaces housing stainless steel single drainer sink unit with a mixer tap and tiled splashbacks. There is a cooker with a stainless steel extractor hood above and a fridge freezer, all of which are included in the sale. The window faces the rear elevation and a timber panel and glazed door opens to the rear garden.

## First Floor Landing

With doors off opening to both bedrooms and to the bathroom.



## Bedroom One

7'6 x 9'1

When entering bedroom one there is area on the right hand side ideal to position wardrobes before reaching the above measured area. There is timber laminate flooring, a window to the rear elevation with the radiator below.



## Bedroom Two

9'5 x 6'6

With a large built in cupboard over the bulkhead along with a window facing the front elevation and radiator.



## Bathroom

8'7 x 5'3

Installed with a white three piece suite comprising a panel bath with electric shower and folding glass screen above, a dual flush low level WC with a mirrored medicine cabinet above along with a pedestal wash hand basin also with a mirrored medicine cabinet above. Walls are partially tiled with an extractor fan.



## Rear Garden

The rear garden is low maintenance with an artificial lawn enclosed by fence panels and stone walling having an outside light and rear gate access which leads to playing fields situated to the rear of the residence.

## Services

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

## 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.

## 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.

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.

