

# Town & Country

Estate & Letting Agents

Chapel Street, Ponciau, Wrexham

£130,000



Centrally located in this sought-after village, this two-bedroom home features gas central heating and UPVC double glazing. The layout includes an entrance hall, dining room, living room, kitchen, two bedrooms, and a bathroom.

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TEL: 01978 291345

## DESCRIPTION

Located in the heart of this popular village, this two-bedroom property benefits from gas central heating and UPVC double glazing. The accommodation briefly comprises an entrance hall, dining room, living room, kitchen, and a first-floor landing providing access to two bedrooms and a bathroom suite.



## LOCATION

Ponciau is a charming and well-connected village located just a few miles south of Wrexham. Offering a blend of rural tranquillity and convenient amenities, the area is popular with families and professionals alike. The village benefits from local shops, schools, and community facilities, while excellent transport links provide easy access to Wrexham town centre and beyond. Surrounded by scenic countryside, Ponciau is ideal for those seeking a quieter lifestyle without sacrificing accessibility.

## ENTRANCE HALL

Entered via an opaque UPVC double-glazed front door, the entrance hall includes fitted meter cupboards and doors leading to the living room and dining room.



## DINING ROOM

(12'1" x 9'7" max):

Featuring wood grain effect laminate flooring, a front-facing window with radiator below, and fitted shelving.



## LIVING ROOM

(13'2" x 12'2"):

With stairs rising to the first-floor accommodation, this room includes an opaque glazed door to the kitchen, a radiator, a rear-facing window, and a marble hearth with an Adam-style fire surround.



## KITCHEN

(6'7" x 6'8")

Fitted with wall and base units and work surface space housing a stainless steel

one-and-a-half bowl sink unit with mixer tap and tiled splashback. There is space for a cooker, along with plumbing and space for a washing machine. A wall-mounted gas boiler is installed, along with a rear-facing window and an opaque UPVC double-glazed back door.

## FIRST FLOOR LANDING

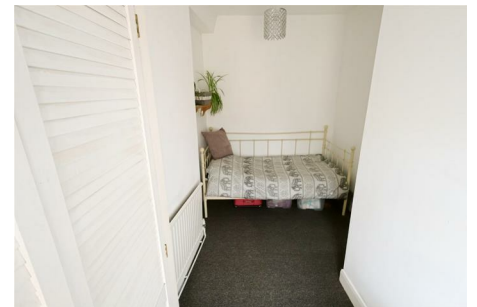
Providing access to the loft space and doors to both bedrooms and the bathroom.



## BEDROOM ONE

(12'1" x 11'9")

Includes a radiator and a window facing the front elevation.



## BEDROOM TWO

(12'2" x 7'0" max)

Features a radiator, rear-facing window, and fitted floor-to-ceiling storage cupboard.



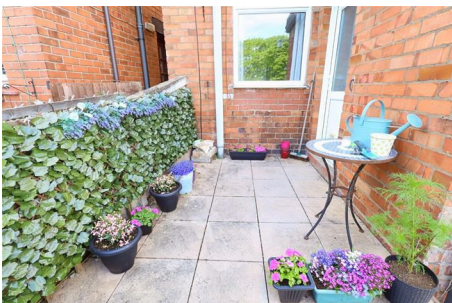
## BATHROOM

The bathroom offers a practical and well-lit space, featuring tiled flooring, a white suite comprising a pedestal wash basin, WC, and a panelled bath with shower over.



## EXTERNALLY

The rear garden features an elevated paved patio area with steps leading down to a lawn and gravel garden. There is a timber shed, an outside light, and access to a storage area located beneath the kitchen and to the front of the property is a walled forecourt.



## Services (Wrexham)

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

Tenure: Freehold

Council Tax Band B £1706.00

## Viewings (Wrexham)

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

## To Make an Offer (Wrexham)

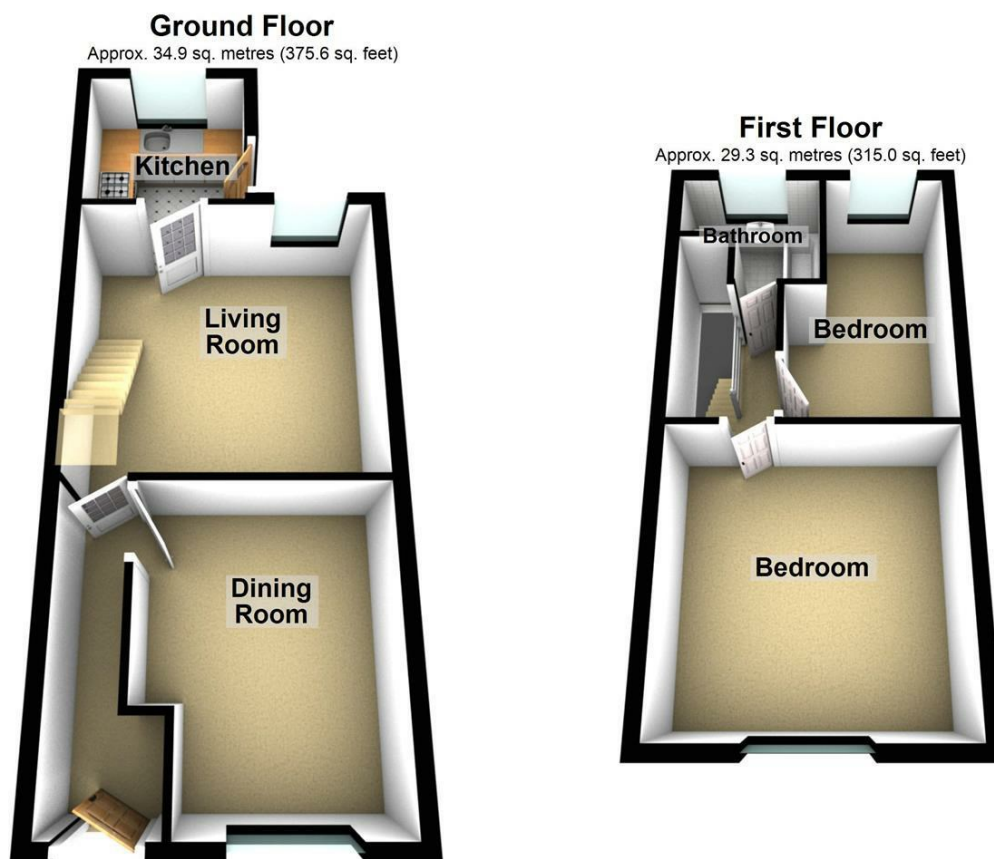
If you would like to make an offer, please contact a member of our team who will assist you further.

## Mortgage Advice (Wrexham)

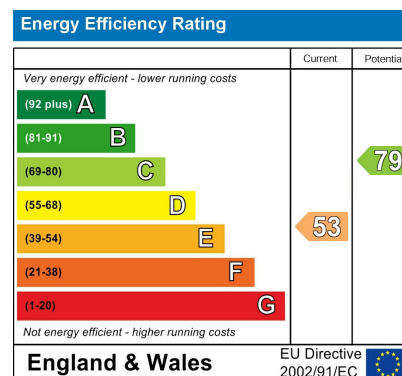
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies 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.



Total area: approx. 64.2 sq. metres (690.6 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.