

Town & Country

Estate & Letting Agents

Chapel Street, Ponciau, Wrexham

£115,000



This two-bedroom end-of-terrace home in a popular village south of Wrexham features UPVC double glazing, gas central heating, a living room, kitchen, ground floor bathroom, and two first-floor bedrooms. Timber-gated side access leads to a paved patio and barked garden. Conveniently located for motorway links and local amenities, the property is offered with no onward chain.

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DESCRIPTION

Situated in a popular village south of Wrexham, this two-bedroom end-of-terrace property benefits from UPVC double glazing and gas central heating, offering easy access to local motorway networks and everyday amenities. The accommodation comprises a living room, a kitchen with wood-effect wall, base, and drawer units, a rear hall with a ground floor bathroom, and a small first-floor landing leading to both bedrooms. Externally, metal gated side access leads to a paved patio and a predominantly barked garden. The property is offered with no onward chain.



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.



LIVING ROOM

16'8 x 10'4

The property is accessed via an opaque timber panel front door opening onto wood-effect laminate flooring, leading into the living room. This space features two radiators and a UPVC double-glazed window overlooking the front elevation.



KITCHEN

10'3 x 9'8

The kitchen is fitted with light wood-effect wall, base, and drawer units with brushed steel handles, complemented by work surfaces incorporating a breakfast bar. It houses a stainless steel single drainer sink with a tiled splashback and provides space for a cooker and washing machine.

REAR HALL

The rear hall features a single-glazed opaque door opening to the rear garden and a door leading to the ground floor bathroom. A wall-mounted gas boiler is also located here.



BATHROOM

6'9 x 5'2

The bathroom is fitted with a three-piece white suite comprising a panel bath with a mixer tap and handheld shower attachment, a low-level WC, and a pedestal wash hand basin. The walls are partially tiled, with a radiator and a high-level opaque window to the side elevation.



BEDROOM ONE

10'3 x 9'5

This front-facing bedroom includes a radiator beneath the window.



BEDROOM TWO

7'4 x 7

This rear-facing bedroom includes a radiator beneath the window.



EXTERNALLY

The rear garden benefits from shared timber side access, with a right of way for neighbouring properties. It features a paved patio area and a predominantly bark-covered garden.



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.

Services

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

Freehold

Council Tax Band - B (£1706 Per Year)

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

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