



Chapel Street, Ponciau LL14 1SE Offers In Excess Of £152,500

"VIEWING HIGHLY RECOMMENDED!" An excellent opportunity to purchase a well presented two bedroom semi detached property situated in the village of Ponciau. An ideal purchase for first time buyers or those looking to downsize the well presented internal accommodation comprises an entrance hall, lounge, kitchen/diner, conservatory, two bedrooms and recently installed bathroom. Externally there is an off road parking space and enclosed rear garden. The popular village of Ponciau sits close to the villages of Rhosllanerchrugog and Johnstown which have a wealth of local amenities as well as having excellent access to the A483 for commuting.

- A TWO BEDROOM SEMI DETACHED HOUSE
- VERY WELL PRESENTED INTERNAL ACCOMODATION
- KITCHEN/DINER
- CONSERVATORY
- RECENTLY UPGRADED BATHROOM
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- RECENTLY INSTALLED WORCESTER GAS BOILER



Hallway

Laminate flooring, stairs to first floor, upvc entrance door, door to lounge.

Lounge

3.85 x 3.23 (12'7" x 10'7")

Carpet, window to front, decorative fireplace with slate hearth and timber lintel over, open plan to kitchen/diner.

Kitchen/Diner

3.88 x 3.46 (12'8" x 11'4")

A modern range of fitted wall and base units, solid oak worktops, gas hob, single oven, composite sink/drain, mixer tap, integral microwave, wall mounted Worcester gas boiler, under stairs storage cupboard, external door to side, wood effect flooring, coving, French style doors to conservatory.

Conservatory

2.78 x 2.50 (9'1" x 8'2")

Laminate flooring, poly carbonate roof, ceiling fan, door to garden. Underfloor heating.

First floor landing

Carpeted flooring, doors to two bedrooms and bathroom, window to side.

Bedroom One

3.65 x 3.18 min (11'11" x 10'5" min)

Carpeted flooring, two triple glazed windows to front, attic hatch.

Bedroom Two

3.54 x 2.81 max (11'7" x 9'2" max)

Carpeted flooring, window to rear.

Shower Room

2.57 x 1.56 (8'5" x 5'1")

Fantastic modern shower room with generous walk in shower, w.c, hand wash basin in vanity, window to rear, chrome towel rail, tiled floors and walls.

Outside

Off road parking on a concrete drive to the side of the property, gate to rear garden, slate chip area to front of the house.

Attractive rear garden with lawn, path to raised timber decking, brick outdoor store.

Additional Information

Council tax band

B

Borough

Wrexham

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections. *

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within



these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

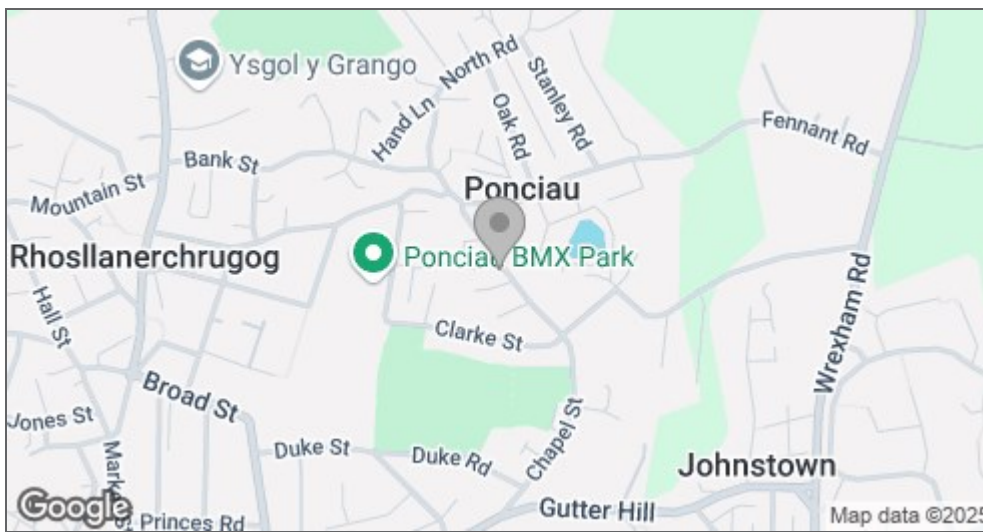
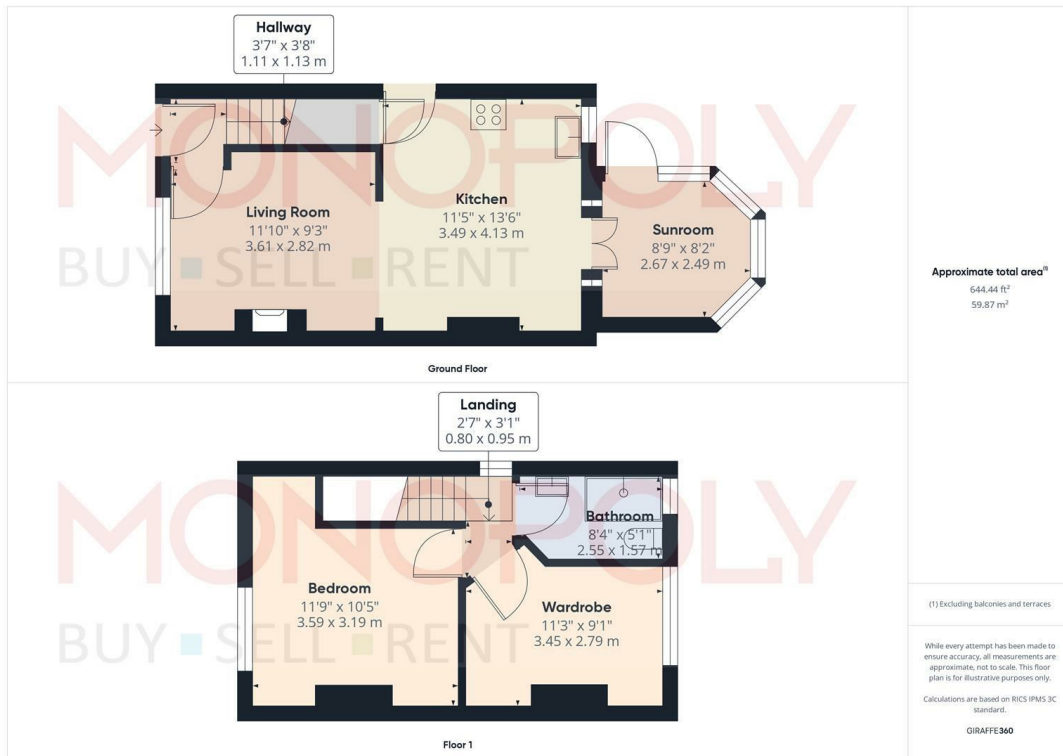
Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		71	
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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