



## 74b Chapel Street

Ponciau, Wrexham, LL14 1SE

£145,000



Reid and Roberts Estate Agents are delighted to offer to the market This Two Bedroom Semi Detached Property with the added benefit of having a Detached Garage to the rear.

Situated in the village of Ponciau, around 4 miles away from Wrexham, this property enjoys the advantage of being close to the neighboring villages of Rhos and Johnstown. These villages offer a wide array of convenient shopping options and social amenities, such as doctors, dentists, pharmacies, primary and secondary schools. Additionally, there are scenic walking paths in the vicinity and easy access to major roadways leading to Wrexham, Chester, and Shropshire.

The living accommodation briefly includes Entrance Porch, a modern fitted Kitchen, Lounge, a ground floor Shower Room/WC rear porch and Utility, and on the first floor, Two Bedrooms and a Bathroom. With the added benefits of UPVC double glazing and gas central heating, this property also boasts a Driveway and a spacious Detached Garage to the rear. The property has been maintained and attractively decorated to provide a comfortable home.

Internal inspection is highly recommended to fully appreciate the modern standard of finish.





### Entrance Porch

Upvc double glazed door to the front elevation, solid wood flooring

### Lounge 127" x 109" (3.86m x 3.30m)

a light and airy space with an inset chimney breast that houses a log burner on a slate hearth. There are two wall-mounted built-in storage cupboards, one of which holds the electric fuse box, as well as two matching units. The room is adorned with solid wood floor covering, a wall-mounted vertical radiator, a TV aerial point, BT phone and WiFi hub. Inset ceiling lights with dimmer switch, two feature cove lights. Additionally, there is a Upvc double glazed window to the front elevation. Sliding Doors leading into the

### Kitchen / Breakfast 112" x 1011" (3.41m x 3.35m )

The Kitchen is equipped with a variety of modern wall, drawer, and base units enhanced by ambient inner and under cabinet lighting, complete with a lighted kick board and complemented by worktop surfaces. It features a built-in electric oven and a five-ring gas hob with an extractor hood above. The kitchen also includes an inset 1 1/2 stainless steel sink unit with a pull-out flexible spray hose. The walls are partially tiled up to the height of the work surface. Additionally, there is a feature island with storage space underneath, accompanied by four pendant ceiling lights above. The kitchen offers ample space for a fridge freezer and has a dishwasher. The flooring is tiled. solid wood railed stairs that ascend to the first floor.

### Rear Porch/ Utility 9'10" x 3'9" (3.02m x 1.16m )

with wall mounted storage cupboard and worktop surface, , Plumbing for washing machine and space for tumble dryer. Inset lighting. Upvc double glazed doors opening to the rear elevation, door leading into the shower room. continuation of tiled flooring.

### Shower Room 4'5" x 3'9" (1.35m x 1.15m )

Featuring a three-piece suite consisting of a wooden vanity wash basin with mixer tap, low-level WC, and Shower Cubicle with mains shower attachment, the bathroom is fully tiled on the walls and flooring. Inset lighting and Extractor fan. A Upvc double glazed frosted window is located on the side elevation.

### First Floor Accommodation

#### Landing Area

solid wood railed staircase with ambient stair lights, solid wood flooring, doors leading off to the Bedrooms and Bathroom, Loft access with pull down ladder.

#### Loft

The well-lit storage area accommodates the mega flow heating system., ' Baxi' Megaflo is connected directly to the mains cold water supply, hot water is readily available at all outlets and at mains pressure. the loft offers ample space for all your storage needs.

#### Bathroom

Featuring a three-piece suite consisting of a panel bath with a shower attachment and glass shower screen over, wash hand basin and a low-level WC, the bathroom also boasts fully tiled walls, solid wood flooring, a panel radiator, and an extractor fan.

#### Bedroom One 10'0" x 9'11" (3.07m x 3.03m )

This space offers two convenient built-in storage units that provide ample hanging space and shelving. The room features solid wood flooring, a panel radiator, inset lighting and central LED light, two Upvc double glazed windows facing the front elevation.

#### Bedroom Two 10'10" x 8'5" (3.31m x 2.59m )

A convenient built-in storage unit that provide ample hanging space and shelving as well as additional storage above the stairs. The room features solid wood flooring, a panel radiator, central LED light, phone point. Upvc double glazed windows facing the rear elevation.

#### Outside

To the Rear of the property there is a Driveway which offers Off Road Parking facilities and leads to the Detached Garage.

#### Garage 15'9" x 15'7" (4.82m x 4.75m )

Featuring remote controlled electronic roller garage door, along with power outlets and lighting.

#### Additional Information

The property is fully Alarmed.

#### Floor Plan.

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

#### Council Tax Band.

Council Tax Band: C

#### Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

#### EPC Rating.

EPC RATING C

#### Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

#### Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

#### Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

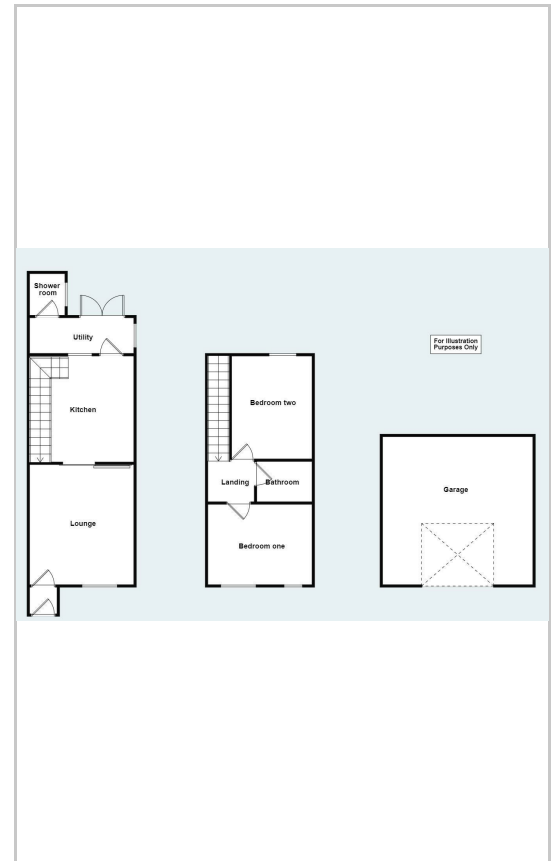
#### Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

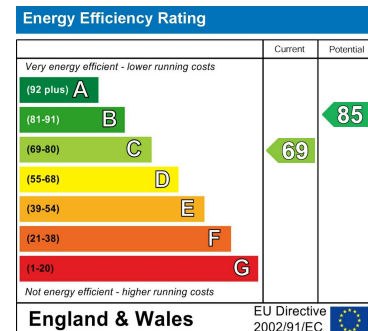
## Area Map



## Floor Plans



## Energy Efficiency Graph



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