

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £219,950

Menai, Chapel Street, Ponciau,  
Wrexham LL14 1SD

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🏠 3 Bedrooms

🚿 2 Bathrooms

## Menai, Chapel Street, Ponciau, Wrexham LL14 1SD



### General Remarks

This handsome mature detached double bay fronted property provides traditionally planned accommodation comprising a central hall with shower room behind, two reception rooms and a breakfast kitchen extension on the ground floor. Upstairs a landing leads to three bedrooms and a bathroom with modern white suite. Central heating is provided by a modern "Ideal Logic" gas-fired combination boiler and PVCu double glazing is fitted to all but the front door. Some works of updating may be considered desirable. Outside there is a shallow front garden and rear yard with two brick built stores. To one side there is a good portion of land with two separate drives, one leading to a single garage, and a lawned garden with specimen shrubs. EPC Rating – 52|E.

**Location:** The property is situated on level ground on the fringe of the village close to its boundary with the adjoining settlements of Johnstown and Rhos, where wide-ranging amenities are available. The village is situated some three miles from Wrexham and only two miles from the nearest access-point onto the A483 town by pass by the Travel Lodge/Starbucks at Croesfoel, from where there is dual carriageway to Chester (16 miles) and the north west motorway network.

**Constructed:** in a traditional double bay fronted style of brick-faced external walls beneath a slated roof with a single storey addition to the rear.

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

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

BOWEN

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## Accommodation

**Constructed:** in a traditional double bay fronted style of brick-faced external walls beneath a slated roof with a single storey addition to the rear.

### On The Ground Floor:

**Entrance Hall:** 10' 1" x 6' 5" (3.07m x 1.95m) including staircase leading off. Approached through a panelled hardwood door with coloured lead-lighted timber framed PVCu side window. Radiator.

**Shower Room:** Fitted with a three piece white suite comprising a pedestal wash hand basin, low level w.c. and floor recessed shower tray with a "Triton" electric shower and folding screen door. Extractor fan. Part tiled walls. Radiator.

**Lounge:** 14' 6" x 9' 10" (4.42m x 2.99m) into bay window. Picture rail. Boarded timber floor. Gas fire point. Radiator.

**Dining Room:** 14' 9" x 10' 11" (4.49m x 3.32m) into bay window. Remote-control wall mounted electric fire. Two radiators. Quarry tiled floor.





**Breakfast Kitchen:** 14' 7" x 7' 10" (4.44m x 2.39m) Fitted ranges of beige toned hessian-effect laminate fronted units including a double drainer stainless steel sink unit with adjacent drawer pack and two-doored base cabinets with extended work surfaces, beneath which there is space for a fridge and plumbing for a washing machine. Tiled splash-back. Cooker space with electric point and filter hood above. Two PVCu framed double glazed windows and panelled PVCu external door. Quarry tiled floor.

**On The First Floor:**

**Landing:** 9' 6" x 5' 1" (2.89m x 1.55m) Loft access-point. Radiator.

**Bedroom 1:** 13' 0" x 10' 0" (3.96m x 3.05m) Radiator. Picture rail.

**Bedroom 2:** 10' 3" x 7' 5" (3.12m x 2.26m) Corner cupboard accommodating the modern "Ideal Logic" combination gas-fired boiler. Radiator. Wood laminate floor.

**Bedroom 3:** 7' 4" x 6' 5" (2.23m x 1.95m) - L-Shaped. Radiator.

**Bathroom:** 7' 9" x 5' 1" (2.36m x 1.55m) Fitted with a modern three piece white suite comprising a panelled bath, pedestal wash hand basin and close coupled dual flush w.c. Half-tiled walls. Radiator.

**Outside:** Shallow lawned front garden with gated pedestrian access. To the side of the house there is a gated tarmac drive providing Secondary Parking, whilst a further driveway leads to a detached brick-built Single Garage 16'11" x 8'11" ( 5.15m x 2.71m). Lawned side garden with specimen shrubs. Rear yard with Two Store Sheds.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Ideal Logic" combination gas-fired boiler situated in the cupboard within the Second Bedroom.

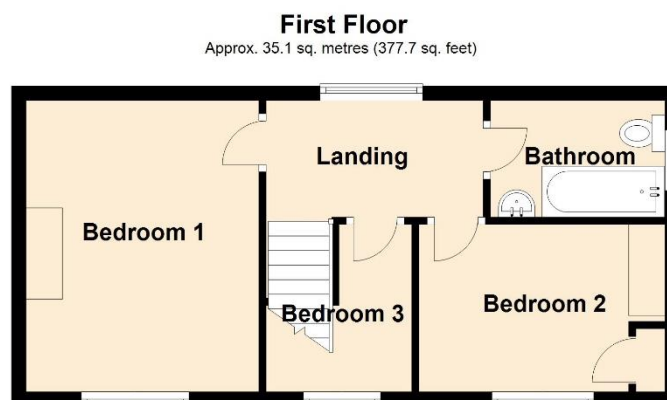
**Tenure:** Freehold. Vacant Possession on Completion. NO CHAIN.

**Viewing:** By prior appointment with the Agents.



**Council Tax Band:** The property is valued in Band "D".

**Directions:** For satellite navigation use the post code LL14 1SD. Leave the A483 town by pass at exit 3 by Starbucks and the Travel Lodge at Croesfoel at which take the exit signposted B5605 Johnstown. Continue for just over one mile to the first set of traffic lights at which turn right. Continue past the Fire Station then turn first right after about 100 yards onto Chapel Street. "Menai" will be seen after about 150 yards on the left just after the turning into Park View.



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