

BOWEN

PROPERTY SINCE 1862



Asking Price £150,000

4 Chapel Terrace, Bersham,
Wrexham LL14 4HL

🏠 2 Bedrooms

🚿 1 Bathroom

4 Chapel Terrace, Bersham, Wrexham LL14 4HL



General Remarks

Affectionately known as 'Snowdrop Cottage', we welcome to the market this cosy and charming two bedroom mid-terraced property. Located within the quiet village of Bersham yet just a couple of miles from Wrexham City Centre. This traditional terraced property is bursting with characterful features including log burner and beams. Pleasant garden to the front elevation. A property that must be seen to be appreciated in full.

Accommodation

Entrance Porch: 5' 3" x 4' 4" (1.60m x 1.31m)
Quarry tiled flooring. Back glazed entrance door. Solid wood stable internal door to:

Lounge/Dining Room: 22' 5" x 11' 6" (6.84m x 3.50m) Solid oak flooring. Feature log burner with brick fireplace surround and wooden mantel-piece. Two timber framed single glazed windows. Television aerial point. Power points. Two ceiling light points. Beam to ceiling. Electric wall heater. Understairs storage cupboard.

Kitchen: 8' 11" x 5' 9" (2.72m x 1.75m) Quarry tiled flooring. Range of wall and base kitchen units with solid wooden work-tops and a tiled splash-back. Four-ring "Cooke & Lewis" electric hob with extractor hood over. "Belling" single fan oven below. Belfast sink with chrome tap over. Power points. Timber framed single glazed window. Space for under-counter fridge, Plumbing and space for washing machine. Ceiling spot-lights. Double opening timber framed doors leading to the garden. Under-floor heating.



Looking for that perfect mortgage?

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

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1 King Street Wrexham LL11 1HF

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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.

On The First Floor:

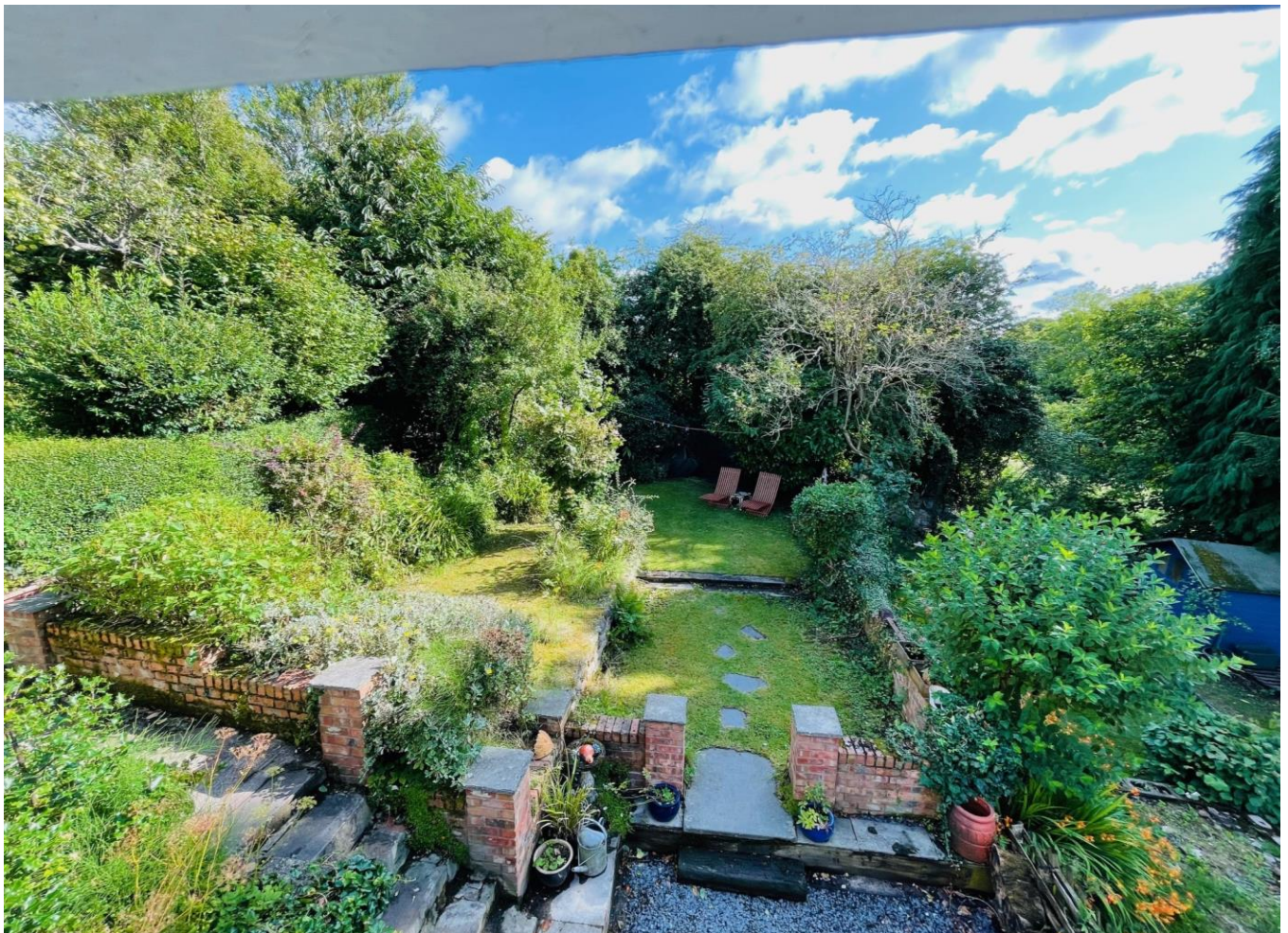
Landing: Fitted carpet. Smoke alarm. Ceiling light point.

Bedroom 1: 11' 10" x 9' 1" (3.61m x 2.78m)
Fitted carpet. Timber framed single glazed window. Power points. Ceiling light fitting. Feature beams. Storage cupboard housing the immersion system. Cast-iron fireplace. Mezzanine storage area currently used as wardrobe space.

Bedroom 2: 10' 9" x 6' 4" (3.28m x 1.94m) Fitted carpet. Timber framed single glazed window. Electric wall heater. Ceiling light fitting. Range of fitted shelving and cupboards. Raised bed sleeping area with ample built-in storage beneath.

Bathroom: 6' 0" x 5' 6" (1.84m x 1.68m)
Comprising a three piece bathroom suite to include low level w.c., wash hand basin with chrome tap over and fully tiled bath with chrome taps and a "Triton" power shower over. Velux window. Ceiling spot-lights. Storage cupboard. Fully tiled walls. Tiled flooring. Under-floor heating.





Outside: The property is accessed via a pedestrian footpath from Bersham Road. To the rear of the property there is a raised decked seating area with stone walled boundaries. Right of way to next door. To the front of the property there is a raised lawned garden hosting a variety of mature plants, shrubs and trees. Brick walled boundaries.

Services: Mains electric, mains water and mains drainage are connected subject to statutory regulations. Heating by way of electric wall mounted heaters. Immersion tank in Bedroom 1.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 46|E.

Council Tax Band: The property is valued in Band "B".

Directions: For satellite navigation use the post code LL14 4HL. From Bradley Road on the inner ring road turn onto Bersham Road. Follow the road out of the city. After passing down a long straight and on entering the village of Bersham, the Bersham Club can be seen on the right-hand side. Access to Chapel Terrace can be found opposite the Club via a gate next to the Bus Stop.



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journey with us today

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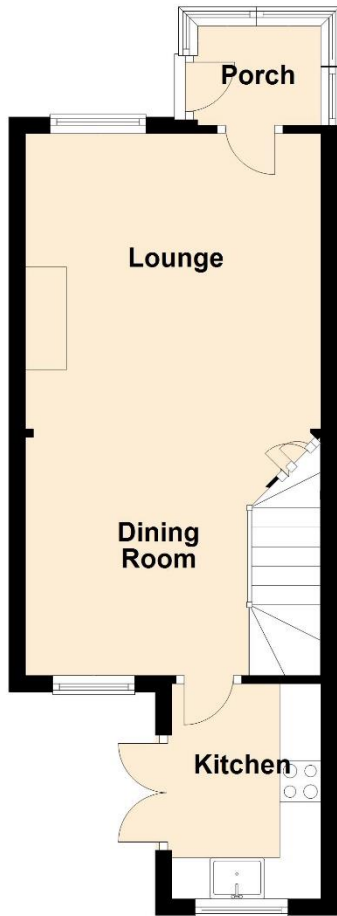
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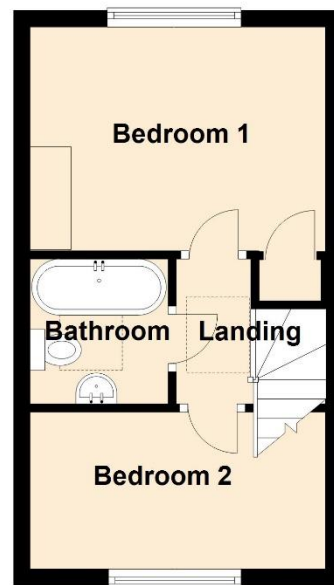
Ground Floor

Approx. 30.6 sq. metres (329.8 sq. feet)



First Floor

Approx. 23.7 sq. metres (255.5 sq. feet)



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