

# BOWEN

PROPERTY SINCE 1862



Asking Price £120,000

11 Chapel Terrace, Chapel Street, Ponciau,  
Wrexham LL14 1SF

🏠 2 Bedrooms

🚿 1 Bathroom

# 11 Chapel Terrace, Chapel Street, Ponciau, Wrexham LL14 1SF

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## Looking for that perfect mortgage?

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

### General Remarks

Located on the outskirts of the village, this two bedroom end terrace property should prove popular with both investors and first time buyers. With a low maintenance rear garden, this property benefits from PVCu double glazed windows and a combination boiler. Internally the property briefly comprises an entrance porch, through lounge/diner, kitchen with modern style units, landing, main bedroom with dressing room area, a further bedroom with built-in storage and a bathroom complete with white suite. An early viewing is advised.

**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 city 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 beyond.

### Accommodation

#### On The Ground Floor:

**Entrance Porch:** Wood-glazed door to the front elevation.

**Lounge Diner:** 18' 9" x 10' 10" (5.71m x 3.31m) maximum. PVCu double glazed window to the front elevation. Two radiators. Understairs storage cupboard.

**Kitchen:** 9' 3" x 8' 2" (2.82m x 2.48m) Wood-glazed door to the rear elevation. PVCu double glazed window to the rear elevation. Cream wall and base units with complementary wood-effect work surfaces. Stainless steel sink and drainer unit with mixer tap. Integral cooker. Cooker hood. Plumbing for washing machine. Integral fridge freezer. Wall tiling. Radiator. "Baxi" combination boiler.

#### On The First Floor:

**Landing:** Attic hatch.

**Bedroom 1:** 9' 5" x 7' 7" (2.86m x 2.32m) plus Dressing Room Area. PVCu double glazed window to the rear elevation. Radiator. Laminate flooring.

**Bedroom 2:** 9' 3" x 6' 11" (2.83m x 2.11m) PVCu double glazed window to the front elevation. Radiator. Two built-in storage cupboards.

**Bathroom:** 9' 1" x 4' 11" (2.77m x 1.49m) White three piece suite comprising a panelled bath, pedestal wash hand basin and low level w.c. Radiator. Wall tiling.

**Outside:** Externally there is a low maintenance garden to the rear of the property which has been laid with artificial grass. Potential motorbike parking to right-hand side of property, behind brick wall, and adjacent to Churchyard.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Baxi" gas-fired combination boiler situated in the Kitchen.

**Tenure:** Freehold. Vacant Possession on Completion.

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

**EPC:** EPC Rating - 58|D.

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

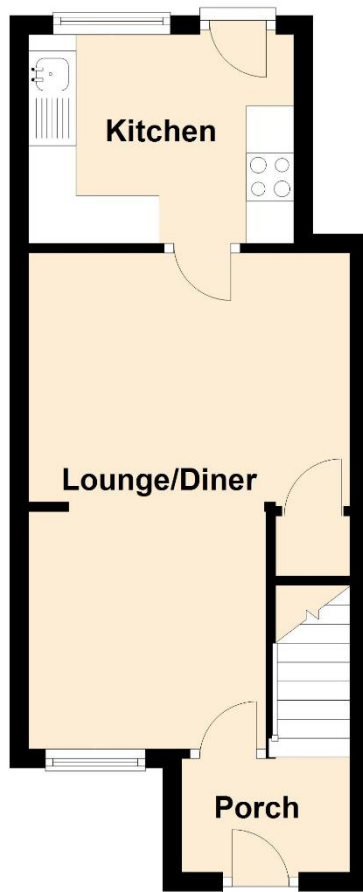


**Directions:** For satellite navigation purposes use the post code LL14 1SF. Leave the A483 city by-pass at exit 3, at which take the exit signposted the B5605 Johnstown. Continue for just over a mile to the first set of traffic lights, at which turn right. Continue past the Fire Station and then take the first right after about 100 yards onto Chapel Street. The property will then be observed on the left-hand side of the road after a short distance.



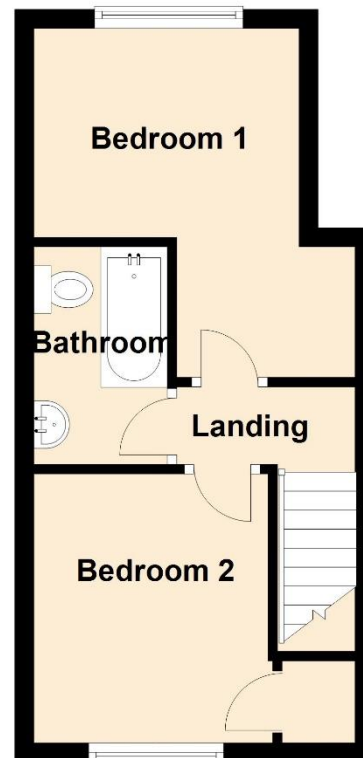
## Ground Floor

Approx. 26.4 sq. metres (284.1 sq. feet)



## First Floor

Approx. 24.1 sq. metres (259.4 sq. feet)



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.