

BOWEN

PROPERTY SINCE 1862



Asking Price £135,000

17a Chapel Street, Ponciau,
Wrexham LL14 1SD

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

A traditional linked-terraced house having been modernised in previous years with a new roof, external re-pointing, re-building of chimney, rainwater goods, refitted kitchen, double glazing, central heating system. This property provides accommodation of two reception rooms, two bedrooms and a first floor bathroom with shower. The property has an established and private rear garden with outbuilding.



Accommodation

On The Ground Floor:

Entrance Hall: 13' 9" x 3' 0" (4.18m x 0.92m)

Approached through a double-glazed door. Dado rail. Modern radiator. Feature archway to stairs.

Dining Room: 11' 0" x 8' 6" (3.35m x 2.59m) Modern radiator. Double-glazed window. Television aerial point. Picture rail. Pine panelled door.

Sitting Room: 12' 10" x 12' 6" (3.92m x 3.82m) Stone fireplace and hearth having (not connected) living flame coal effect gas fire. Modern radiator. Double-glazed patio door to conservatory. Television aerial point. Part-glazed doors off.

Conservatory: 10' 6" x 6' 7" (3.20m x 2.01m)

Constructed with double-glazed elevations above tongue-and-groove clad masonry walls beneath a twin-wall polycarbonate roof. Quarry-tiled floor. Two wall lights. Double-glazed patio door to rear garden.

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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.

Kitchen: 9' 9" x 7' 10" (2.97m x 2.38m) Fully fitted range of laminate oak effect fronted units comprising stainless steel single drainer sink unit set into base storage cupboards having space with plumbing for automatic washing machine. Three wide drawer-packs with centrally fitted 'Samsung' electric oven and grill with four-ring halogen hob above set into laminate granite-effect topped work surfaces. Integrated refrigerator and freezer. Range of matching suspended wall-cupboards with fitted shelving and stainless steel finished cooker hood between. Tiling to work areas. Radiator.



On The First Floor:

Landing: 12' 9" x 5' 3" (3.89m x 1.59m) Smoke alarm.

Bedroom 1: 13' 2" x 10' 11" (4.01m x 3.32m) Pine door. Radiator. Double-glazed window. Picture rail.

Bedroom 2: 12' 11" x 10' 2" (3.94m x 3.10m) Pine door. Radiator. Double-glazed window.

Bathroom: 10' 7" x 7' 10" (3.22m x 2.39m) Fitted with three-piece suite comprising shell pattern close-flush WC and pedestal wash-basin together with panelled bath having mixer shower above. Full tiling with border detail to two walls.





Tongue and groove to Airing cupboard, one wall and ceiling. Double-glazed window. Radiator. Wall-mounted 'Baxi' gas fired combination boiler to cupboard.

Outside: To the front elevation the property is bounded by traditional walling with gate and patterned stone effect concrete forecourt to the front door. At the side there is a pathway of matching finish, which continues to the rear. At the rear of the property there is an established garden with hedge and shrub borders with outbuilding beyond.

Outbuilding: 12' 2" x 9' 0" (3.70m x 2.74m)

Services: Mains water, gas, electricity and foul drainage are understood to be connected to the property 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 Airing cupboard in the bathroom.

Tenure: Freehold, with full vacant possession upon completion.

Viewing: By prior appointment with the Agents.

EPC: The property has an EPC rating of a Band 'D' (64).

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

Directions: Leave Wrexham on the A483 dual carriageway in the direction of Oswestry. Leave at the third junction ((Rhostyllen, by Starbucks) and at the roundabout take the third exit signposted B5605 Johnstown. Continue into Johnstown and at the central traffic lights take the right hand turning signposted Rhosllanerchrugog. Ascend the hill taking the first right onto Chapel Street. Continue until the property is observed on the right-hand side.

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