

# Town & Country

Estate & Letting Agents

Chapel Street, Ponciau, Wrexham

£160,000



Located off a quiet unadopted road in the centre of this popular village located ideally for easy access to Wrexham, local motorway networks and a host of day-to-day facilities and amenities. This four bedroom property in need of a degree of modernisation benefits from gas central heating, UPVC double glazing and comprises a dining room, living room, kitchen, ground floor bathroom and the first floor landing offering access to all four bedrooms. Externally the property has vehicle access through double timber gates opening to off-road parking and a predominantly lawn and paved L shaped garden with two sheds. This property is available with the benefits of no onward chain.

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### Dining Room

13'8 x 10'3

The property is entered through a UPVC double glazed front door which opens to timber laminate flooring, a window facing the front elevation with a radiator below, and open staircase rising to the first floor accommodation, built storage cupboard housing the electrical consumer unit, lever door opens to the living room and then open through leads to the kitchen.



### Living Room

24'9 x 12'2

With two windows facing the front elevation, two radiators and exposed stone wall and flue containing a living flame gas fire, a bar has been fitted to the rear of the room with a window facing the rear.



### Kitchen

11'6 x 7'8 max

Fitted with lightwood grain wall, base and drawer units complimented by stainless steel handles with work surfaces housing a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback, a ceramic tiled floor, space and plumbing for a washing machine along with space for a cooker, and lever latch door open to the bathroom and a UPVC double glazed back door with windows either side open to the rear garden.



### Bathroom

Installed with a corner bath with electric shower above, a wash hand basin with vanity unit below, a low-level WC, tiled walls and ceramic tiled floor, radiator and opaque window facing the rear elevation.

### First Floor Landing

Having access to the loft and doors off opening to all four bedrooms.



### Bedroom One

11'6 x 12'3

Having a window facing the front elevation and a smaller opaque window facing the side elevation and a radiator.



## Bedroom Two

11'9 x 8'8

With a window facing the front elevation, a radiator and a built-in cupboard housing the Worcester gas combination boiler.



## Bedroom Three

11'5 x 6'9 max

Window to the rear elevation of the radiator below.



## Bedroom Four

11'9 x 7'3

Windows to the rear elevation with radiator below.



## Externally

The property is approached over an unadopted road with vehicular side access through double timber gates to off-road parking and an L shaped paved lawn garden with two outside timber sheds enclosed by a combination of fence panels and hedging with outside lights and water supply.



## Services

The agents have not tested any of the appliances listed in the particulars.

## Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

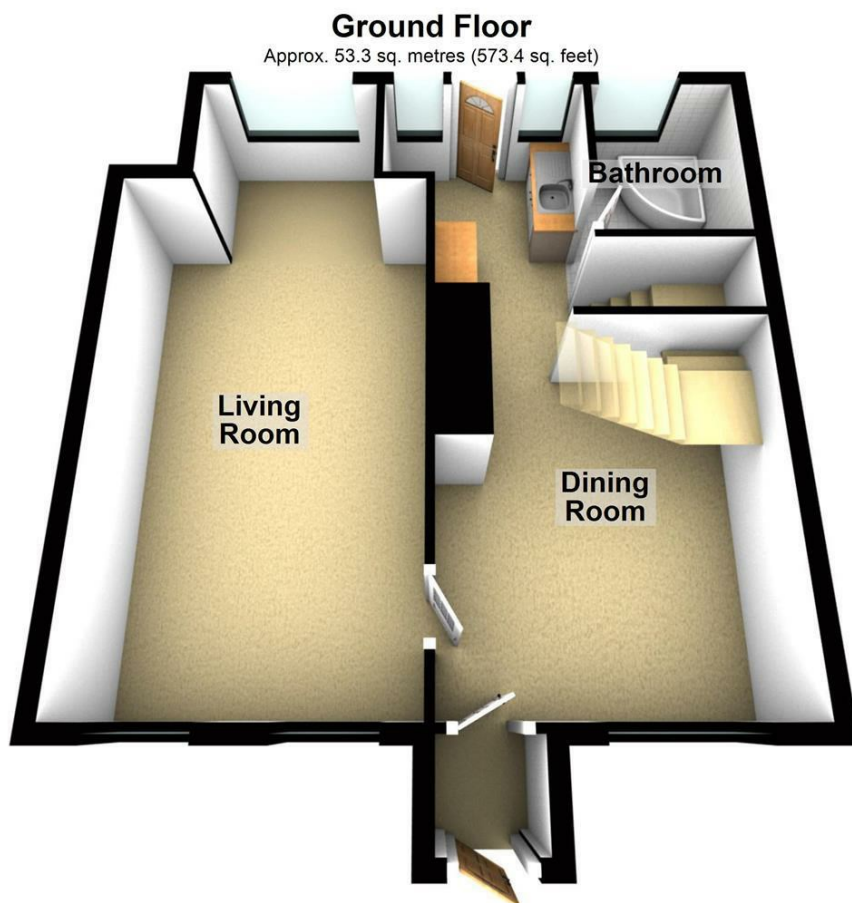
## To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.


## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and

dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



Total area: approx. 96.5 sq. metres (1038.4 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.