

Chapel Street, Ponciau, Wrexham, LL14 1SE
£120,000 16510



DESCRIPTION: Situated in a popular village location is this generous size 2 bedroom End terraced property which has internal accommodation to briefly comprise lounge, dining area, fitted kitchen, down stairs bathroom and to the first floor there are 2 bedrooms. The accommodation is complimented by gas radiator heating and UPVC double glazing and externally there are gardens to the front and rear. **IDEAL FIRST TIME PURCHASE/INVESTMENT PROPERTY. FREEHOLD. COUNCIL TAX BAND B.**

GEORGE A MURRAY FNAEA – RESIDENT PARTNER

Viewing by arrangement through Wrexham Office

35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275

Opening hours 9.00am-5.30pm Monday – Friday 9.00am – 4.00pm Saturday

DIRECTIONS: From the Wrexham office proceed out of town passing the football ground on the right hand side, at the main Wrexham roundabout turn left onto the bypass and proceed down to the second exit for Rhostyllen, at the roundabout take the 3rd exit and continue until Fennant Road will be noted on the right hand side, turn right and proceed up Fennant Road taking a left turn into Chapel Street and the property will be seen in a short distance on the right hand side the Molyneux for sale sign.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



LOCATION: Situated in a popular village location with easy access to Wrexham town centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

LOUNGE: 11' 4" x 9' 2" (3.45m x 2.79m) Panelled radiator. Wood effect floor covering.



DINING ROOM: 11' 6" x 11' 4" (3.51m x 3.45m) Panelled radiator. Wood effect floor covering. Stairs rising to first floor.



KITCHEN: 13' 1" x 5' 7" (3.99m x 1.7m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces with inset stainless steel sink unit and splash back tiling. Space for cooker. UPVC rear entrance door.



BATHROOM: 8' 8" x 5' 8" (2.64m x 1.73m) Panelled radiator. Wood effect floor covering. Fitted 3 piece white suite comprising wc, wash hand basin and panelled bath with shower above.



STAIRS AND LANDING:



BEDROOM 1: 11' 4" x 9' 1" (3.45m x 2.77m) Panelled radiator. Loft access. Window to front elevation.



BEDROOM 2: 11' 6" x 8' 4" (3.51m x 2.54m) Panelled radiator. Window to front elevation.



OUTSIDE: To the front of the property there is a gated access opening onto low maintenance enclosed garden area. There is a path leading to the side which gives access to the rear where there are further gardens and a garden store.

TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

Energy Efficiency Rating

Very energy efficient - lower running costs

