



## Chapel Street, Trefnant LL16 5TU

### £105,000

Monopoly Buy Sell Rent are pleased to offer for sale this fantastic two-bedroom, one-bathroom home brimming with potential. A spacious lounge and a practical kitchen offer a solid foundation for modern updates, while the spacious garden invites outdoor living or even future expansion. Ideal for savvy buyers, this property is a blank canvas ready for renovation, a golden opportunity to create a cosy home.

- Ideal First Time Buy
- Great Transport Links
- Central Village Location
- Freehold Property
- Nearby Local Amenities
- Substantial Garden
- Mid Terraced Property
- Council Tax Band B



## Vestibule

The vestibule has a white uPVC front door and a concrete floor. Within there is the panelboard and a vent with a door that opens into the lounge.

## Lounge

The Spacious Lounge has a concrete floor and includes a storage heater. It has a door to the vestibule in addition to the door to the kitchen.

## Kitchen

The kitchen features a stainless steel sink, partially tiled walls, and a storage heater mounted on the wall. It includes an extractor fan, a linear light, and a double-glazed window overlooking the garden. Additional storage can be accessed by a door under the stairs.

## Landing

At the top of the wooden stairs with a handrail, the landing provides access to the bathroom and the bedroom.

## Bedroom

The double bedroom features the original floorboards with a storage heater mounted on the wall and a painted wooden door. A double-glazed window overlooks the chapel while an alcove within the walls adds character.

## Bathroom

The bathroom includes a sink, toilet, and bath with an electric shower and a curtain rail. It has partially tiled walls, wooden paneling on the internal wall, and a double-glazed obscure window to maintain privacy and allow natural light. There's access to an airing cupboard positioned above the stairs and a loft hatch located on the ceiling. Additionally, the room features an extractor fan, flush mount ceiling light, and an electric heater.

## Dressing Room

The dressing room can be accessed through the bathroom and features wooden floorboards, shelving for storage, and wall hooks for coats or outerwear.

## Garden

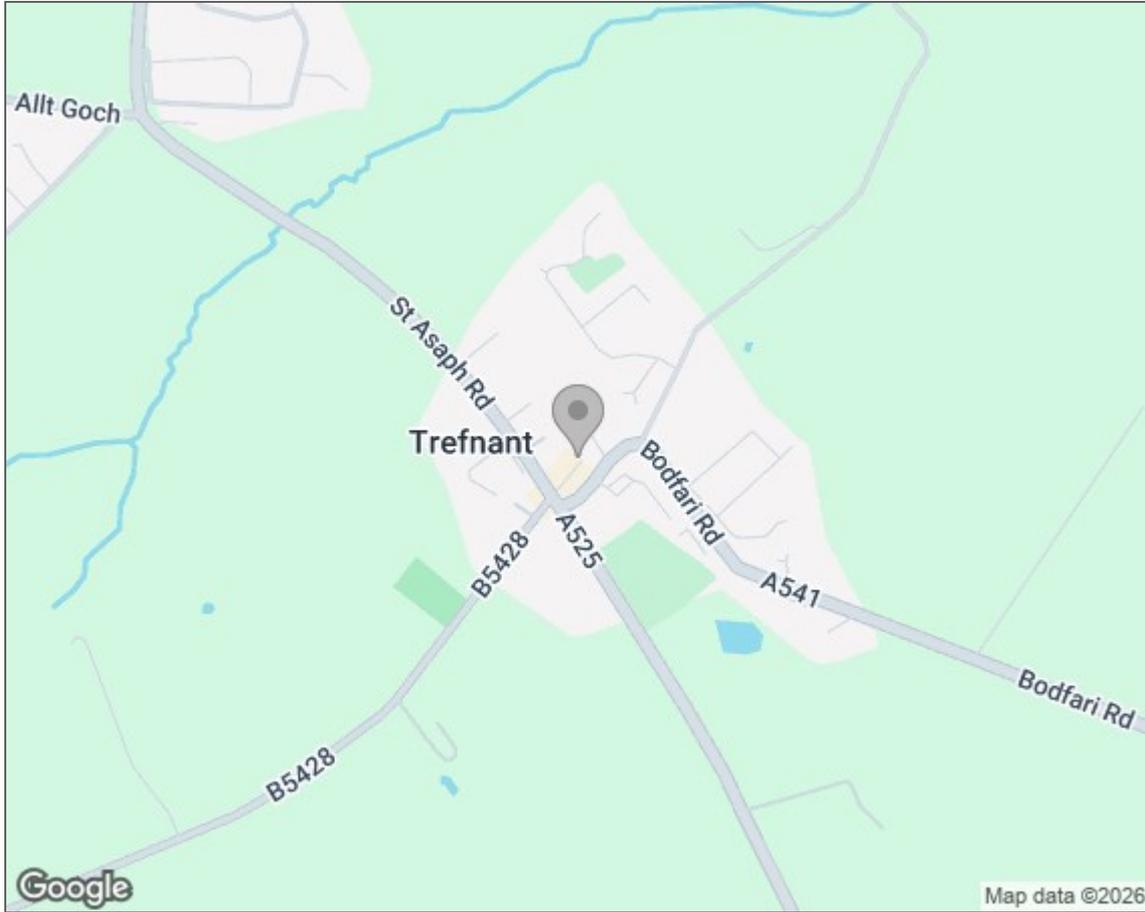
This garden features a grass lawn with areas of green shrubbery adding a splash of nature throughout. Concrete pathways provide easy access around the space and are bordered by wooden panelled fencing for privacy and structure. At the back of the garden, there's a brick-built log store and a matching brick coal store, offering practical and tidy storage options.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

