

BOWEN

PROPERTY SINCE 1862



Asking Price £130,000

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

🛏 2 Bedrooms

🚿 1 Bathrooms

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



General Remarks

A traditional two-bedroom mid-terraced property with low-maintenance lawn garden and overlooking Ponciau Banks Sports Field to the rear. Comprising in brief and entrance hall, open-plan lounge/dining-room and cottage-style kitchen with fitted light blue units. On the first floor there are two bedrooms and a three-piece bathroom suite. A home ideally suited to a first-time buyer. Local amenities are accessible in nearby villages of Johnstown and Rhos. Viewing recommended. EPC Rating - "D|68".

Accommodation

Entrance Hall: 5' 3" x 5' 0" (1.60m x 1.53m) Part-glazed PVCu entrance door. Laminate flooring. Ceiling light point. Radiator. Staircase to First Floor. Electric consumer unit located on Stairs.

Lounge/Diner: 19' 4" x 10' 8" (5.90m x 3.26m) Fitted carpet. Two ceiling light points. Double-glazed window to front elevation. Radiator. Security alarm system. Power points. Storage cupboard under the stairs.

Kitchen: 11' 0" x 8' 0" (3.36m x 2.43m) Comprising a range of light blue wall and base units with laminate wood effect worktop surfaces and tiled splashback. One and a half bowl stainless steel sink unit with chrome mixer tap and draining board. Integrated "CDA" four ring Gas hob with "Logik" electric oven beneath. Plumbing and space for washing machine. Integrated tall fridge/freezer. Radiator. Tile effect vinyl floor. Power points. Wall-mounted "Ideal Heating Instinct 2" Gas central heating boiler. Part-glazed PVCu door to rear garden. Ceiling light point. Extractor vent.



Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

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

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.

On The First Floor:

Landing: Fitted carpet. Ceiling light point. Smoke alarm. Loft hatch access. Power points. Radiator.

Bedroom 1: 11' 0" x 8' 2" (3.36m x 2.48m) Fitted carpet. Double-glazed window to rear elevation. Radiator. Power points. Telephone point. Ceiling light fitting. Fitted wardrobe and drawers.

Bedroom 2: 9' 6" x 8' 2" (2.90m x 2.49m) Fitted carpet. Radiator. Double-glazed window to front elevation. Ceiling light point. Power points. Fitted units above stairs.

Bathroom: 9' 0" x 7' 8" (2.75m x 2.34m) Comprising a three piece white suite to include a low-level w.c., pedestal wash hand basin and a bath with "Triton" electric shower unit over. Part-tiled walls. Tiled flooring. Extractor fan. Spotlights. Towel rail.

Outside: To the front of the property there is a gravel garden and paved pathway leading to the front door. To the rear of the property there is a level and low-maintenance garden which is laid to lawn with paved pathway. Outdoor tap. Fenced boundaries. Outdoor light. Double-opening timber gates.





Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Ideal" Gas central heating boiler located in the kitchen.

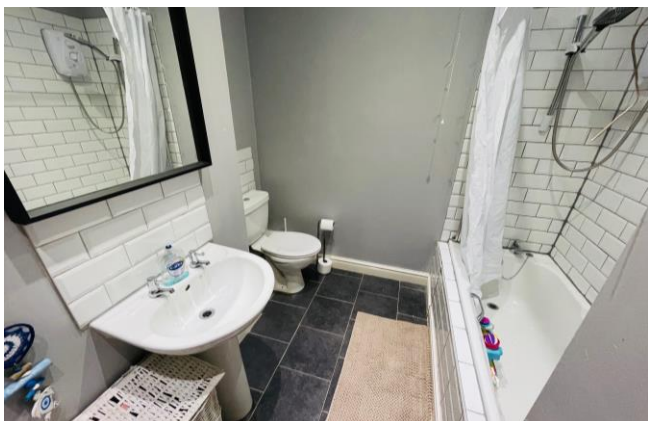
Tenure: Freehold. Vacant possession on completion.

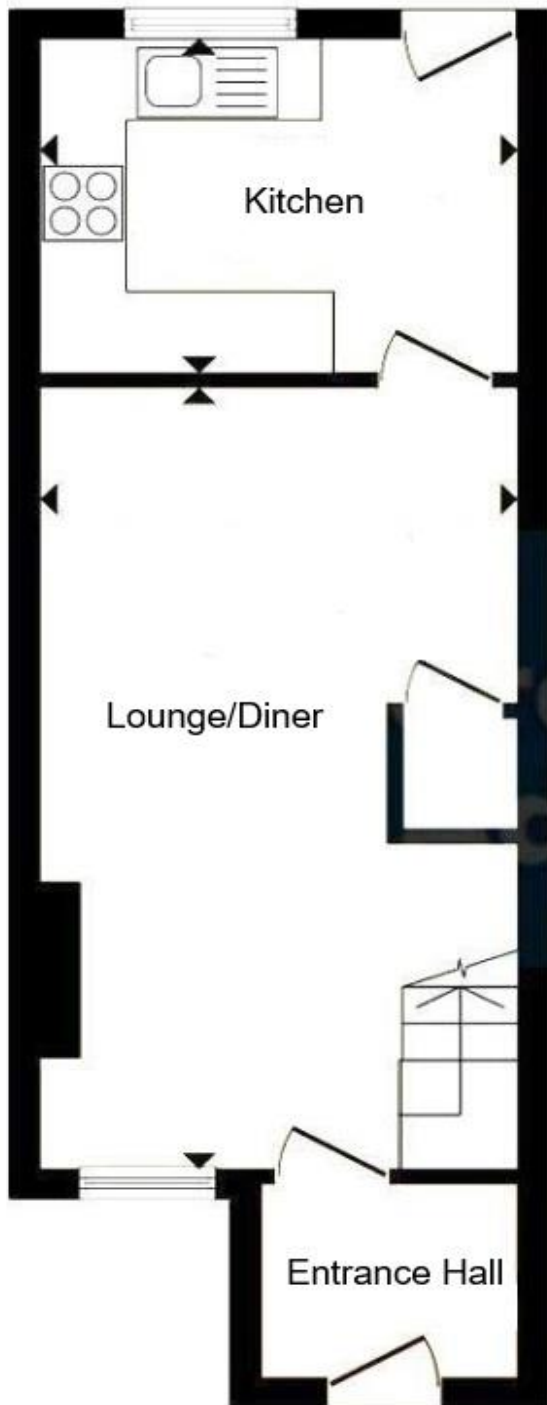
Viewing: By prior appointment with the Agents.

EPC: EPC Rating - D|68

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

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 left-hand side.





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.