

Town & Country

Estate & Letting Agents

Chapel Terrace, Chapel Street, Ponciau

Offers In Excess Of
£130,000



Situated in the heart of the village, this well-presented two-bedroom terraced property benefits from a brand new boiler with a 5 year warranty, gas central heating and UPVC double glazing. With attractive views over communal playing fields to the rear. The accommodation briefly comprises an entrance hall, a dining room open to the sitting room, and a kitchen with a range of quality units and integrated appliances. The first floor offers two bedrooms and a stylish three-piece bathroom suite. Externally, the rear garden is mainly lawned with paved pathways and timber rear access.

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DESCRIPTION

A well-presented two-bedroom mid-terrace home in the heart of the village, enjoying views over communal playing fields. The ground floor offers an entrance hall, dining room, sitting room, and a modern kitchen with integrated appliances. Upstairs are two bedrooms and a contemporary bathroom. Outside, there is a low-maintenance front garden and a mainly lawned rear garden with paved paths and rear access and parking. The property also benefits from a brand new boiler with a 5 year warranty, gas central heating and UPVC double glazing throughout.



LOCATION

Chapel Street is a quiet residential road in the village of Ponciau, near Rhosllanerchrugog and just a few miles from Wrexham city centre. The area offers everyday amenities including local shops, schools, and Ponciau Banks Park, with larger supermarkets and services close by in Rhos and Johnstown. Excellent road links via the A483 provide easy access to Wrexham,

Chester, and the wider region, making it a convenient yet peaceful place to live.



EXTERNALLY

To the front of the property is a small, low-maintenance forecourt garden with a paved pathway leading to the front door. Predominantly laid to lawn with paved pathways, an outside water supply, and exterior lighting. The garden enjoys an outlook over communal playing fields and benefits from vehicle access.



SITTING ROOM

10'6" x 9'2"

Includes an understairs storage cupboard and a doorway to the kitchen.



KITCHEN

10'6" x 7'6"

Fitted with an attractive range of wall, base, and drawer units complemented by stainless-steel handles and ample work-surface space. A stainless-steel one-and-a-half-bowl sink with adjustable mixer tap and tiled splashback is set beneath a rear-facing window. Integrated appliances include a stainless-steel oven, hob, and extractor hood, along with a fridge-freezer. There is space and plumbing for a washing machine, a radiator, an extractor fan, and an opaque UPVC double-glazed door opening to the rear garden.



ENTRANCE HALL

The property is entered through an opaque UPVC double-glazed front door, opening onto wood-grain-effect laminate flooring. There is a radiator, stairs rising to the first-floor accommodation, and a door to the dining room.

DINING ROOM

8'6" x 7'8"

Features a front-facing window, radiator, fitted shelving, and an open throughway to the sitting room.

FIRST FLOOR LANDING

Provides access to the loft via a hatch with retractable ladder and doors to both bedrooms and the bathroom.



BEDROOM ONE

10'6" x 8'2"

Includes fitted wardrobes and a chest of drawers, a radiator, and a rear-facing window overlooking the playing fields.

part-tiled walls, recessed ceiling downlights, and an extractor fan.

Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



BEDROOM TWO

9'4" x 7'8"

Offers fitted wood-grain-effect overstair storage cupboards, a radiator, and a front-facing window.

Services (Wrexham)

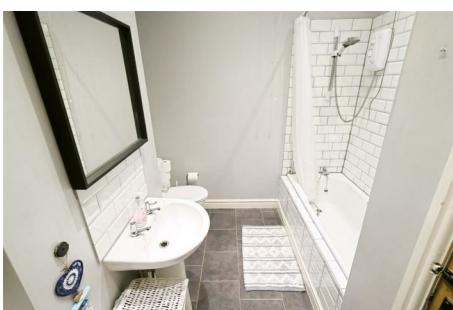
The agents have not tested any of the appliances listed in the particulars.

To Make an Offer (Wrexham)

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

Viewings (Wrexham)

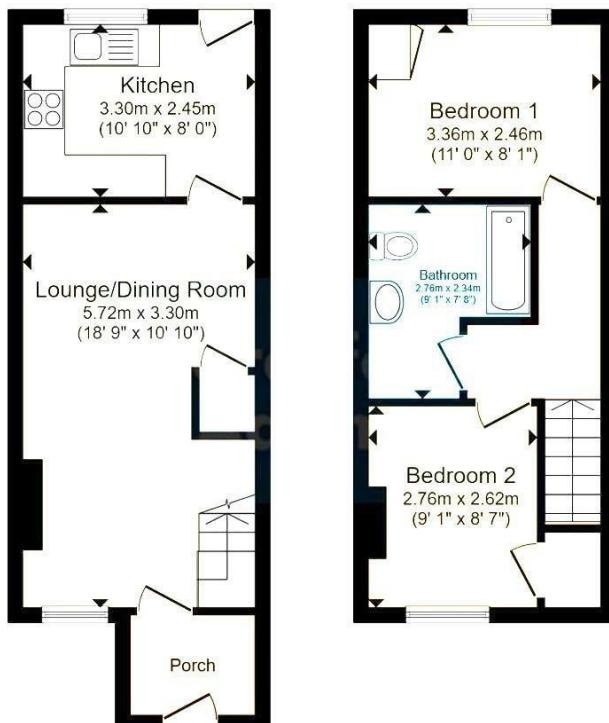
Strictly by prior appointment with Town & Country Wrexham on 01978 291345.



BATHROOM

8'6" x 7'3" (max)

Fitted with a tiled panel bath and electric shower above, a dual-flush low-level WC, and a pedestal wash hand basin. Additional features include a heated towel rail, ceramic tiled floor,



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	