



24

Wrexham | | LL14 1SD

£145,000

**MONOPOLY**<sup>®</sup>

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Attention first-time buyers and investors, this spacious three bedroom semi-detached home on Chapel Street in Ponciau offers an excellent opportunity to modernise and add value, with generous accommodation throughout and a well-established garden. In brief, the property comprises an entrance hallway, living room, separate sitting room and a spacious kitchen/dining room, along with a conservatory to the rear, providing versatile ground floor living space. To the first floor, the landing leads to two double bedrooms, both with built-in storage, a third single bedroom and a family shower room. The property benefits from a gas combination boiler, offering a solid base for future improvements, while allowing a purchaser to update and personalise the home to their own tastes. Externally, there is a front garden area and a shared side pathway leading to a block paved courtyard. Steps rise to a generous and established rear garden, featuring lawned areas, mature trees, shrubs and planting. Additionally there is a greenhouse and tool storage. Chapel Street is conveniently located in Ponciau, where there are a wealth of local amenities within walking distance including shops, schools, eateries and medical facilities. The surrounding villages of Johnstown and Rhosllanerchrugog provide additional amenities, while Wrexham City Centre is just a short drive away. The A483 is easily accessible, offering excellent transport links to Chester, Oswestry and further afield.

- THREE BEDROOM SEMI-DETACHED HOME WITH NO ONWARD CHAIN
- ENTRANCE HALLWAY
- TWO RECEPTION ROOMS
- KITCHEN/DINING ROOM
- CONSERVATORY
- TWO GENEROUS BEDROOMS AND A SINGLE BEDROOM
- SHOWER ROOM
- GARDENS FRONT AND REAR
- RESIDENTIAL LOCATION OF PONCIAU
- AMPLE LOCAL AMENITIES NEARBY



### Entrance Hallway

Wooden doorway leads into entrance hallway with stairs to first floor, doors to both living rooms, carpet flooring, radiator and ceiling light point.

### Living Room

UPVC double glazed window to the front. Fireplace, carpeted flooring, ceiling light point and radiator.

### Sitting Room

UPVC double glazed window to the front. Fireplace, carpeted flooring, ceiling light point and radiator. Access to under-stairs storage cupboard and door to kitchen/dining.

### Kitchen/Dining Room

Housing a range of wall, drawer and base units with work surface over. Integrated fridge freezer, space for cooker and washing machine. Stainless steel sink unit with mixer tap. Ruabon red tiled floor, ceiling light point, radiator, uPVC double glazed window to the side, door into conservatory and uPVC double glazed door to rear garden area.

### Conservatory

Part brick built with dual aspect views of the garden area via uPVC double glazed windows and door. Vinyl flooring and two wall lights.

### Landing Area

UPVC double glazed window to the side/rear, carpeted flooring, access to loft, doors to three bedrooms and bathroom.

### Bedroom One

UPVC double glazed window to the front elevation. Finished with carpet flooring, ceiling light point and panelled radiator. Built in storage cupboards with shelving and clothing rail.

### Bedroom Two

UPVC double glazed window to the front elevation. Finished with carpet flooring, ceiling light point and panelled radiator. Built in storage cupboard with uPVC double glazed window to the front.

### Bedroom Three

UPVC double glazed window to the rear elevation. Finished with carpet flooring, ceiling light point and panelled radiator.

### Bathroom

Three piece suite comprising low-level WC, wash hand basin set on a vanity storage unit and walk in shower cubical. Cupboard housing combination boiler, non-slip vinyl flooring, ceiling light point, radiator and uPVC double glazed window to the side/rear.

### Outside

To the front there are steps leading up to a front garden area. There is access along a shared pathway to the rear garden where you will find a block paved patio area, steps leading up to a lawned garden area with established shrubberies and trees. Further to the end of the garden is a greenhouse/storage area. To the boundaries are a mixture of fence panels and brick walls.

### Important information

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 details must therefore be taken as a guide only.

**Additional Information**

Parking for the home would be on-street where there are ample options. There is a tool shed and greenhouse in the garden. The combination boiler has been serviced regularly.





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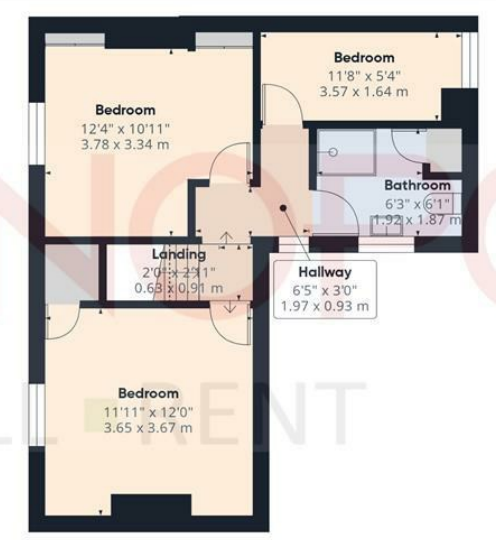
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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 988 ft<sup>2</sup>  
 92.1 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

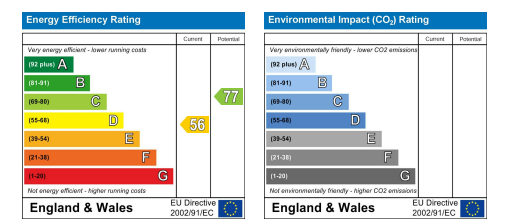
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MONEY LAUNDERING REGULATIONS 2003

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RENTALS



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