



MONOPOLY
BUY ■ SELL ■ RENT

Chapel Street, Ponciau LL14 1SE £850

A totally refurbished 2 bedroom semi-detached property located in the village of Ponciau. This superb property has been fully renovated to produce a modern, well appointed home with brand new flooring, new kitchen, new bathroom, newly decorated walls as well as having a good size garden and off road parking. The village of Ponciau sits close to the village of Rhosllanerchrugog which has a number of local amenities as well as having excellent access to the A483 for commuting. In brief the property comprises of; hallway, lounge, sitting room, kitchen and bathroom to the ground floor and 2 double bedrooms to the first floor.

- A totally renovated 2 bedroom semi detached property
- Brand new flooring and re-decoration throughout
- Off road parking
- Brand new kitchen and bathroom
- Good size garden
- Village location



Hallway

With brand new wood effect flooring, newly re-decorated walls, door to an under stairs storage cupboard.

Lounge

With brand new flooring, newly re-decorated walls, double glazed window to the front.

Sitting Room/Dining Room

With brand new flooring, newly re-decorated walls, double glazed window to the side.

Kitchen

A brand new fitted kitchen offering a range of modern wall, drawer and base units, wood effect work surfaces with inset stainless steel sink and drainer, space for a washing machine, part tiled walls, wood effect flooring, door off to the side.

Bathroom

Fitted with a new white suite comprising of a low level w.c, pedestal wash hand basin, bath with wall mounted shower head, easy clean wall panelling, wood effect flooring, built in units and work top, built in cupboard.

Bedroom 1

A spacious bedroom with 2 double glazed windows to the front, brand new carpeted flooring, storage cupboard housing the wall mounted 'Worcester' gas combination boiler.

Bedroom 2

A good size double bedroom with 2 double glazed windows, brand new carpeted flooring.

Garden

To the side is a good size garden with a gravelled seating area and generous raised lawn garden. There is also a paved driveway allowing off road parking.

Key Tenant Facts

The key material information can be seen via the web links from which ever property portal the property is viewed.

Additional Information

Please note that the stairs and bedroom carpets will be installed before any tenant moves in to the property.







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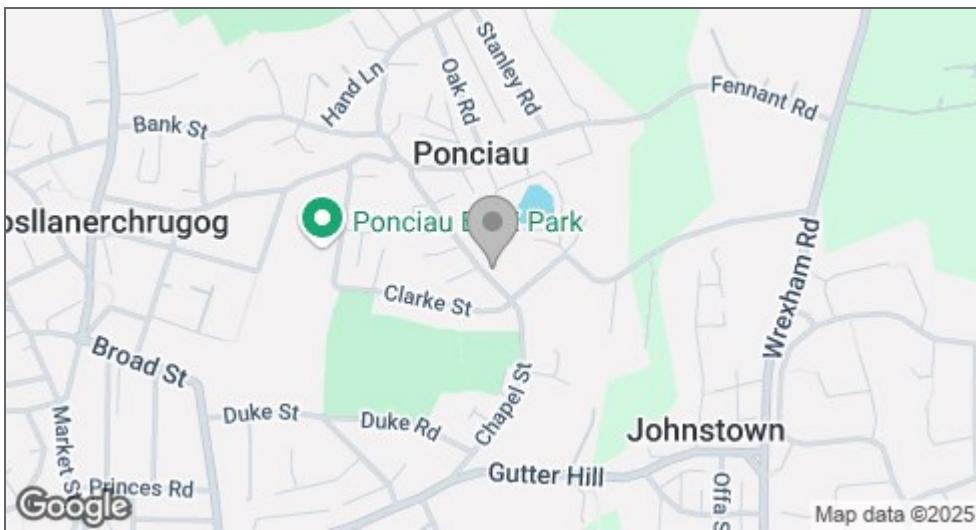
www.monopolybuysellrent.co.uk



MONOPOLY®

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Suite 4A, Rossett Business Village,
Llyndir Lane,
Rossett, LL12 0AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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 ₂ 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.

