



## 2 Chapel Street

Johnstown, Wrexham, LL14 1NG

£125,000





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## Entrance Hall

The property is approached via a composite entrance door which opens directly into the Lounge/Dining Area.

## Lounge/ dining area

23'5" x 13'6" (7.14 x 4.14)

Spacious room UPVC double glazed windows to both the front and rear elevations. Featuring two double panelled radiators, USB ports, television and telephone points, and a built in understairs storage cupboard with shelving. Stairs rise to the first floor accommodation. Door leads through to:

## Kitchen

8'7" x 7'8" (2.63 x 2.35)

Fitted with a range of wall and base units with complementary work surfaces over, incorporating a stainless steel sink unit with mixer tap. Space and plumbing for washing machine and space for freestanding cooker. Splashback tiling, vinyl flooring, and panelled radiator. UPVC double glazed window and door to the side elevation provide access to the rear.

## Stairs to the first floor accomdation

Providing access to both bedrooms and the family bathroom, with ceiling light point and access to the loft

## Bedroom One

11'1" x 10'7" (3.38 x 3.24)

UPVC double glazed window to the front elevation, double panelled radiator, and ceiling light point. Door gives access to a useful over stairs storage area, which benefits from a further UPVC double glazed window and a telephone point. newly fitted carpets

## Bedroom Two

11'10" x 10'6" (3.61 x 3.21)

UPVC double glazed window to the rear elevation, double panelled radiator, ceiling light point, and internal frosted window to hallway, newly fitted carpets

## Bathroom

8'7" x 7'10" (2.63 x 2.40)

Fitted with a three piece suite comprising panelled bath with mixer tap and "Redring Pure" electric shower over, low level W.C., and wash hand basin. Built-in airing cupboard housing the 'Ariston' combination boiler. Double panelled radiator and UPVC double glazed frosted window to the rear elevation.

## Outside

To the rear, the garden features a stone pathway with a low-maintenance artificial lawn and gravelled seating area. Fully enclosed with fencing and hedging for added privacy. Door leads to a shared side pathway ideal for bin access. External water tap.

## Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

## Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the

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most competitive rates around. For more information call 01978 353000.

#### To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

#### Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has

the authority to make or give any representations or warranty in relation to the property.

#### Loans.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

#### Services.

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

#### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm





Road Map



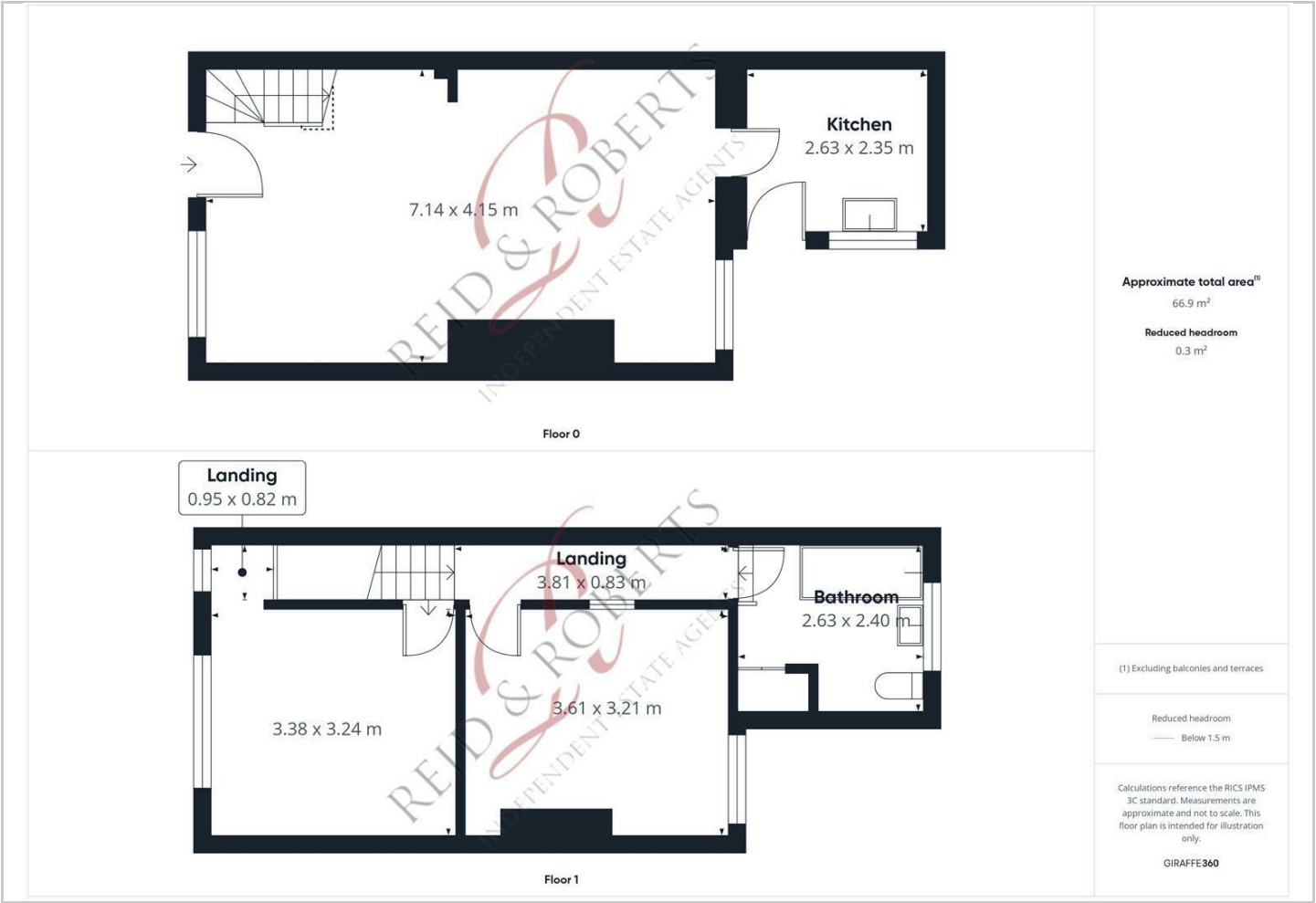
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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