

# BOWEN

PROPERTY SINCE 1862



Asking Price £225,000

2 Vale Prospect, Chapel Street,  
Acrefair, Wrexham LL14 3TB

3 Bedrooms

1 Bathroom



## 2 Vale Prospect, Chapel Street, Acrefair, Wrexham LL14 3TB



### General Remarks

Offered for sale with the benefit of NO ONWARD CHAIN, this three bedroom period property still retains numerous character features and boasts two reception rooms, an established rear garden and pleasant views over the neighbouring roof-tops. With double glazed windows and a combination boiler, the living accommodation briefly comprises an entrance porch, hallway, living room, dining room, kitchen, utility room, rear hallway, landing, three bedrooms a family bathroom and another room which is currently being used as a dressing room but could equally be used as a home office. An early viewing is advised.



### Accommodation

#### On The Ground Floor:

**Entrance Porch:** Double glazed door to the front elevation. Patterned quarry tiled floor.

**Hallway:** Wooden door with stained glass insert to the front elevation. Radiator. Original patterned quarry tiled floor. Understairs storage cupboard.

**Living Room:** 13' 5" x 13' 3" (4.10m x 4.03m) maximum. PVCu double glazed bay window to the front elevation. Radiator. Multi-fuel burner. Dado rail. Built-in shelving.

**Dining Room:** 12' 0" x 10' 11" (3.66m x 3.34m) PVCu double glazed French doors to the rear elevation. Radiator. Original parquet flooring. Multi-fuel wood-burner. Picture rail.

**Kitchen:** 13' 1" x 9' 5" (3.98m x 2.87m) maximum. PVCu double glazed window to the rear elevation. Wall and base units with complementary work surfaces. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Gas point for cooker. Cooker hood. Radiator. Original tiled floor. Wall tiling. Dado rail.

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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.



**Utility Room:** PVCu double glazed window to the side elevation. Tiled floor. "British Gas" combination boiler.

**Rear Hallway:** PVCu double glazed stable door to the side elevation. Tiled floor.

**On The First Floor:**

**Landing:** Attic hatch. Skylight to the rear elevation.

**Bedroom 1:** 13' 6" x 10' 11" (4.11m x 3.33m) PVCu double glazed window to the front elevation. Radiator.

**Dressing Room:** 6' 11" x 5' 7" (2.11m x 1.70m) PVCu double glazed window to the front elevation. Radiator. Wood-effect flooring.

**Bedroom 2:** 12' 0" x 10' 11" (3.65m x 3.33m) PVCu double glazed window to the rear elevation. Radiator

**Bedroom 3:** 8' 11" x 8' 0" (2.73m x 2.43m) PVCu double glazed window to the rear elevation. Radiator.

**Bathroom:** 10' 5" x 6' 2" (3.18m x 1.87m) PVCu double glazed window to the rear elevation. White three piece suite comprising a p-shaped panelled bath with shower over, low level w.c. and pedestal wash hand basin. Wall tiling. Wood-effect flooring. Heated towel rail. Storage cupboard.









**Outside:** To the rear of the property there is a small courtyard with Three Outbuildings (Greenhouse, Summerhouse and Shed) leading off having steps up to the main garden, which is on a slight incline, and combines lawned sections interspersed by mature plants and shrubs.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "British Gas" combination boiler situated in the Utility Room.

**Tenure:** Freehold. Vacant Possession on Completion. NO CHAIN.

**Agent's Note:** The owners of 2 Vale Prospect also own a parcel of land behind the rear garden which is L-shaped and which loops back onto Bethania Road. This parcel of land could potentially be sold by separate negotiation.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating - 57|D.

**Council Tax Band:** The property is valued in Band "C".

**Directions:** From the Agents Llangollen Office proceed along Castle Street and over the bridge to the T junction at which turn right and continue past the Health Centre. Pass through the village of Trevor and once in Acrefair take a left-hand turning into Chapel Street opposite The Eagles Inn and the property will be observed on the right-hand side of the road after a short distance.









2, Vale Prospect, Chapel Street, Acrefair, LL14 3TB



Total Area: 114.4 m<sup>2</sup> ... 1231 ft<sup>2</sup> (excluding brick outhouse, brick storage, wc)

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