



## Bangor Road, Johnstown LL14 2TA

### £335,000

A brilliant opportunity to purchase a well presented and spacious three/four bedroom detached house situated in a sought after location in Johnstown, Wrexham. The internal accommodation comprises an entrance hall, downstairs wc, living room, family room, kitchen/diner, home office, utility room, three bedrooms one of which boasts a stunning en suite shower room, a further room currently used as a dressing room could be utilised as a fourth bedroom plus a family bathroom. Externally there are attractive gardens to front and rear, a converted garage providing a further home office and useful storage area. There is also off road parking for two vehicles alongside the house. This home is perfect for those seeking a blend of peaceful living while being within easy reach of local amenities. It lies close to "Ysgol Yr Hafod Johnstown" primary school and is just a short stroll away from scenic spots like "Bonc yr Hafod Country Park" and "Stryt Las Park". For your day-to-day needs, the "Co op Food Johnstown" and "Trawler Fish Bar" are also conveniently located nearby. VIEWING HIGHLY RECOMMENDED!

- A SPACIOUS DETACHED HOUSE
- STUNNING RECENTLY INSTALLED EN SUITE
- KITCHEN/DINER
- UTILITY & DOWNSTAIRS WC
- SOUTH FACING REAR GARDEN
- THREE/FOUR BEDROOMS
- TWO RECEPTION ROOMS
- HOME OFFICE
- CONVERTED GARAGE CURRENTLY USED AS AN OFFICE/STUDIO
- VIEWING HIGHLY RECOMMENDED!



## Entrance Hall

Stairs to first floor, composite front door, door to lounge.

## WC

Recently renovated with wc and sink, window to side.

## Lounge

5.05 x 3.94 (16'6" x 12'11")

Wood effect floor, bay window to front, electric fire with living flame effect, complementary hearth and surround downstairs cupboard door to family room

## Kitchen/Diner

4.53 x 3.29 (14'10" x 10'9")

Fitted range of wall and base units, recently fitted complementary worktops, 5 ring gas hob, stainless steel/sink drainer, mixer tap. Double gas oven, extractor space for fridge/freezer, dishwasher, tiled splashback, door to home office window and external door to rear.

## Family Room

3.22 x 2.77 (10'6" x 9'1")

Tiled floor, window to rear, open plan to kitchen, door to utility.

## Utility Room

3.13 x 2.69 (10'3" x 8'9")

Wall mounted gas combi boiler, fitted range of wall and base units, window and external door to rear, tiled floor, spaces for washing machine and dryer, stainless sink/drainage.

## First floor landing

Carpet doors to bathroom and two bedrooms, attic hatch, linen cupboard. Hallway with doors to bedroom one and an opening to dressing room / bedroom four.

## Bedroom One

4.49 x 3.30 (14'8" x 10'9")

Carpet, window to rear, door to en suite.

## Bedroom Two

3.95 x 3.70 (12'11" x 12'1")

Carpet, two windows to front, range of fitted bedroom furniture and wardrobes.

## Bedroom Three

3.01 x 2.15 (9'10" x 7'0")

Carpet, window to rear, fitted wardrobe.

## En suite

2.87 x 1.82 (9'4" x 5'11")

Recently fitted shower room with large walk in shower, electric shower over, wc, sink in vanity, laminate flooring, window to front, spotlights, extractor.

## Dressing Room/Bedroom Four

2.24 x 2.05 (7'4" x 6'8")

Window to rear, fitted wardrobes to both sides, carpet.

## Bathroom

2.38 x 1.72 (7'9" x 5'7")

Panel bath, electric shower over, wc, hand wash basin, tiled walls, vinyl flooring, window to front, extractor.

## Outside

The current owners park alongside house.

Front garden with lawn path to front door.

Rear garden with artificial grass, planted borders, gate to side outdoor power socket and tap, bin storage areas to both sides.

## Studio

3.42 x 2.40 (11'2" x 7'10")

Converted garage, laminate flooring, French doors with external door, storage space to rear, storage in eaves, power and lighting.





## Additional Information

Built in 1988... Extended in 2001... Alarm System...Water meter... the vendor informs us the chimney needs a new liner currently condemned...

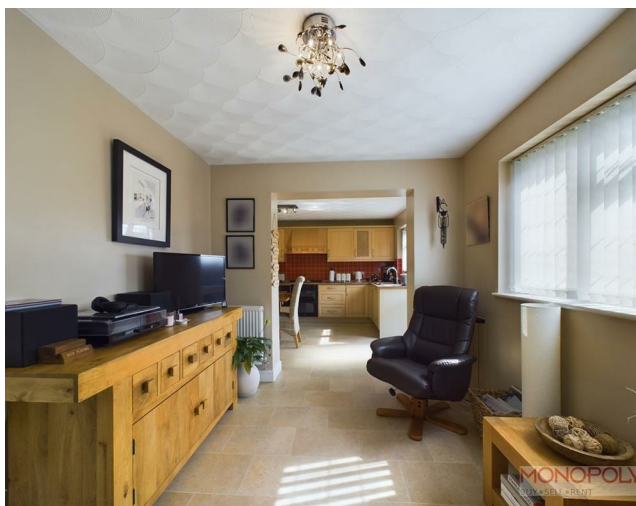
## Important Information

\*Key facts interactive report link available in video tour and brochure sections. \*

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.







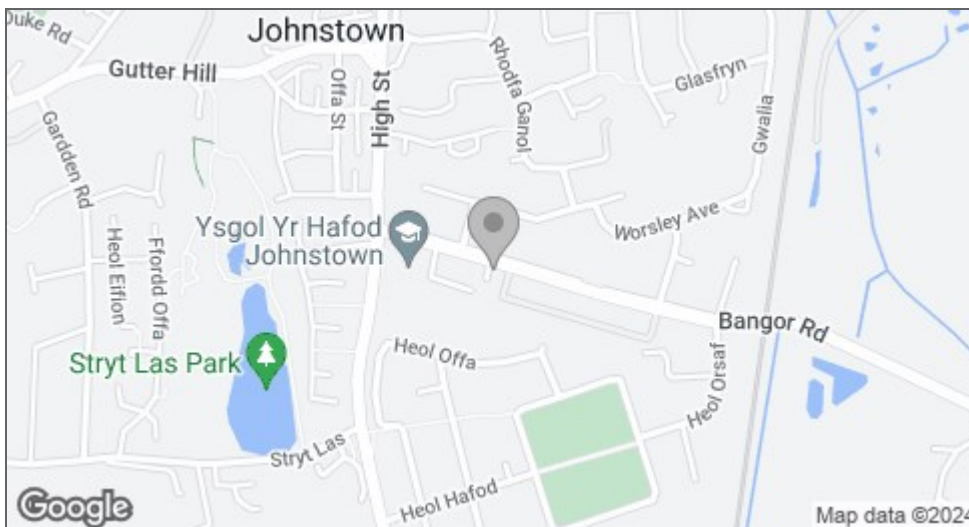












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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