



## Bangor Road, Wrexham LL14 2SR

### £200,000

An extended 3 bedroom semi-detached property located in the village of Johnstown. This excellent property offers 2 reception rooms, 3 bedrooms, immaculately maintained garden to the front and rear and off road parking leading to a single garage. The popular village of Johnstown has a wealth of local amenities close to hand including shops, a primary school and has excellent access to the A483 for commuting. In brief the property comprises of; porch, downstairs w.c, hallway, lounge, dining room and kitchen to the ground floor and 3 bedrooms and bathroom to the first floor.

- An excellent 3 bedroom semi-detached property.
- 2 Reception rooms
- Immaculately maintained gardens
- Popular village location
- Extended to the rear
- Downstairs W.C
- Off road parking
- NO CHAIN



## Porch

With wood effect flooring, door to the downstairs w.c., door into the hallway.

## Downstairs W.C

With wood effect flooring, stairs off to the first floor, door to an under stairs storage cupboard.

## Lounge

3.99m max x 3.50m max (13'1" max x 11'5" max)

Well presented with a double glazed bay window to the front, central fireplace with inset living flame gas fire, marble effect surround and hearth and timber mantel, carpeted flooring, door into the dining area.

## Dining Room

4.42m x 2.82m (14'6" x 9'3")

With wood effect flooring, double glazed french doors off to the rear garden, opening into the kitchen.

## Kitchen

3.80m x 2.29m (12'5" x 7'6")

Fitted with matching wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, space for a cooker, part tiled walls, plumbing for a washing machine space for a fridge/freezer, wall mounted gas boiler, wood effect flooring, door off to the side, double glazed window, opening into the dining area.

## First Floor Landing

With carpeted flooring, double glazed window to the side, door to the airing cupboard housing the hot water tank, access to the loft space.

## Bedroom 1

3.79m max x 2.49m (to wardrobes) (12'5" max x 8'2" (to wardrobes))

With a double glazed bay window to the front, carpeted flooring, fitted wardrobes, drawers and units.

## Bedroom 2

3.06m x 2.69m (10'0" x 8'9")

A double bedroom with a double glazed window to the rear, carpeted flooring.

## Bedroom 3

2.29m x 2.23m (7'6" x 7'3")

With a double glazed window to the rear, carpeted flooring, fitted wardrobes, drawer and units.

## Bathroom

2.22m x 1.40m (7'3" x 4'7")

Fitted with a white suite comprising of a low level w.c, pedestal wash hand basin, bath with shower over, fully tiled walls, tiled flooring, double glazed window.

## Rear Garden

To the rear is a beautifully maintained garden with steps leading down from the french doors onto a lawned garden with well established planted borders and a patio area to the rear of the garage. There is also gated access to the side of the property.

## Front

To the front is another immaculately presented lawned garden with mature planted borders and central circular plant bed. To the side are cast iron double gates opening to a brick paved driveway leading to a single garage with up and over door.

## Additional 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 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





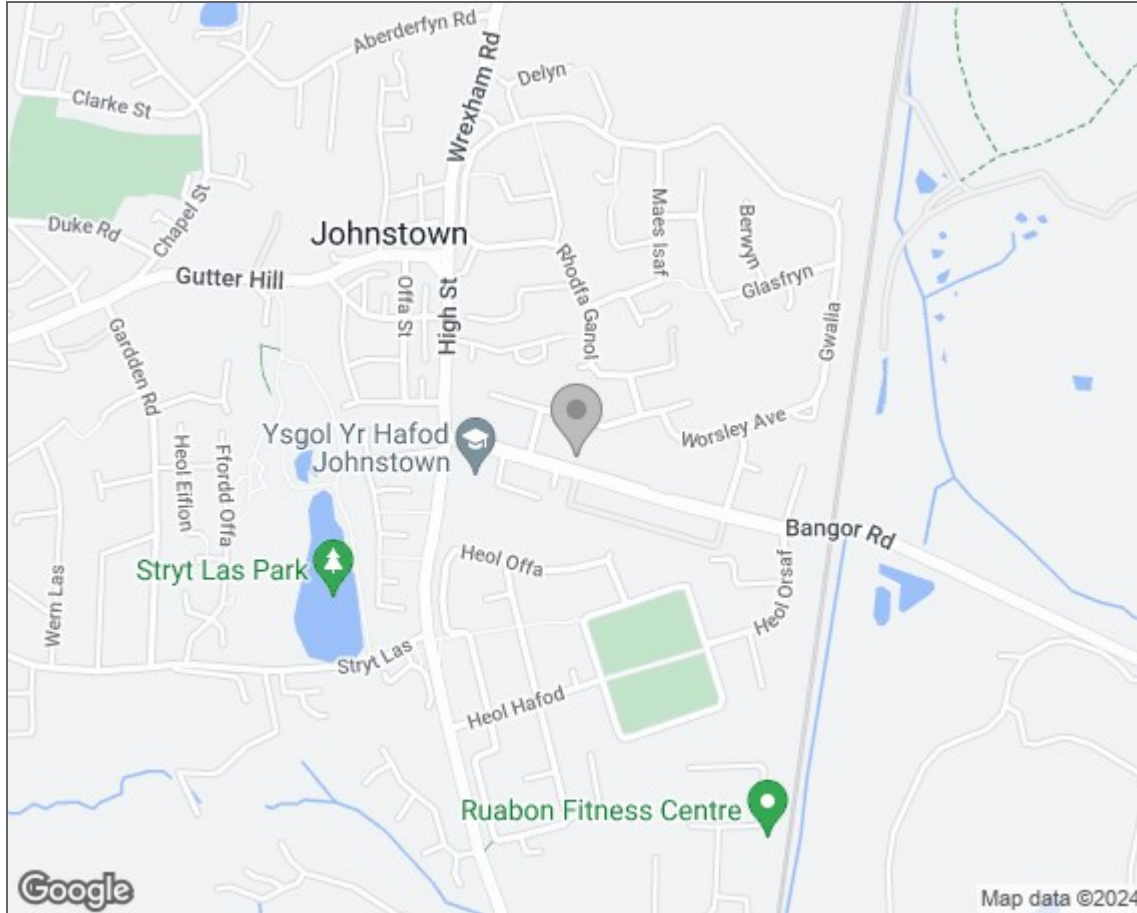












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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