



## Brynhyfryd, Johnstown LL14 1PR

### £225,000

Welcome to this excellent property located in the popular Nant Park area of Johnstown, Wrexham. This delightful house boasts a generous lounge, kitchen/diner, office/game room, 3 comfortable bedrooms, and a modern bathroom perfect for a growing family or those in need of extra space. Situated in a sought after neighbourhood, this link-detached house provides 904 sq ft of living space ensuring there is plenty of room to make this house a home. Parking is always a breeze with space for 2 - 3 vehicles, ensuring you and your guests will never have to worry about finding a spot. To the rear is an enclosed garden. 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. Don't miss out on the opportunity to make this property your own and enjoy the tranquillity and comfort it has to offer. Contact us today to arrange a viewing and take the first step towards your dream home in Brynhyfryd.

- A LINK DETACHED HOUSE
- LIVING ROOM
- OFFICE/GAMES ROOM
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- KITCHEN/DINER
- GARAGE
- REAR GARDEN
- VIEWING HIGHLY RECOMMENDED!



## Entrance Hall

Upvc front door, timber effect flooring, stairs to the first floor with rope handrail, door to lounge.

## Lounge

Window to front, timber effect flooring, door to kitchen diner.

## Kitchen/Diner

Fitted with a range of white wall, base and drawer units, complementary work surface, inset one and a half bowl resin sink unit with adjustable mixer tap and tiled splashbacks. Integrated appliances include a double oven and hob with space and plumbing for a washing machine and dryer alongside. Tiled floor, window facing the rear elevation. French doors open to the rear garden decked patio area,. There is an under stairs storage cupboard and doorway, which leads to the office.

## Home Office/Games Room

Laminate flooring, French style door to rear, door to garage.

## First floor landing

Door to three bedrooms and bathroom, window to side, loft access, built in cupboard housing gas combi boiler.

## Bedroom One

Laminate flooring, window to front.

## Bedroom Two

Laminate flooring, window to rear.

## Bedroom Three

Laminate flooring, window to rear.

## Bathroom

A recently installed contemporary suite, comprising of a panel bath with waterfall style mixer tap and dual head thermostatic shower along with a protective glass screen. A dual flush low level WC, a wash hand basin with a water style mixer tap and a

vanity unit below. A chrome heated towel rail and partially tiled walls. Fitted shelving and an opaque window facing the front elevation.

## Outside

To the front of the property is brick paved off-road parking and a gravel area providing parking for several vehicles, this leads to the front of a storage garage with door and canopy above with a security light. The rear garden is partially lawned and partially laid with gravel with a raised decked patio area, outside light and water supply and enclosed by a combination of fence panels and hedging.

## Garage

Accessed either via and up and over garage door or UPVC pedestrian door, with power and light. Door to home office.

## IMPORTANT INFORMATION

\*Material Information interactive report link below and available in video tour and brochure sections. \* [https://sprift.com/dashboard/property-report/?access\\_report\\_id=3621408](https://sprift.com/dashboard/property-report/?access_report_id=3621408)

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



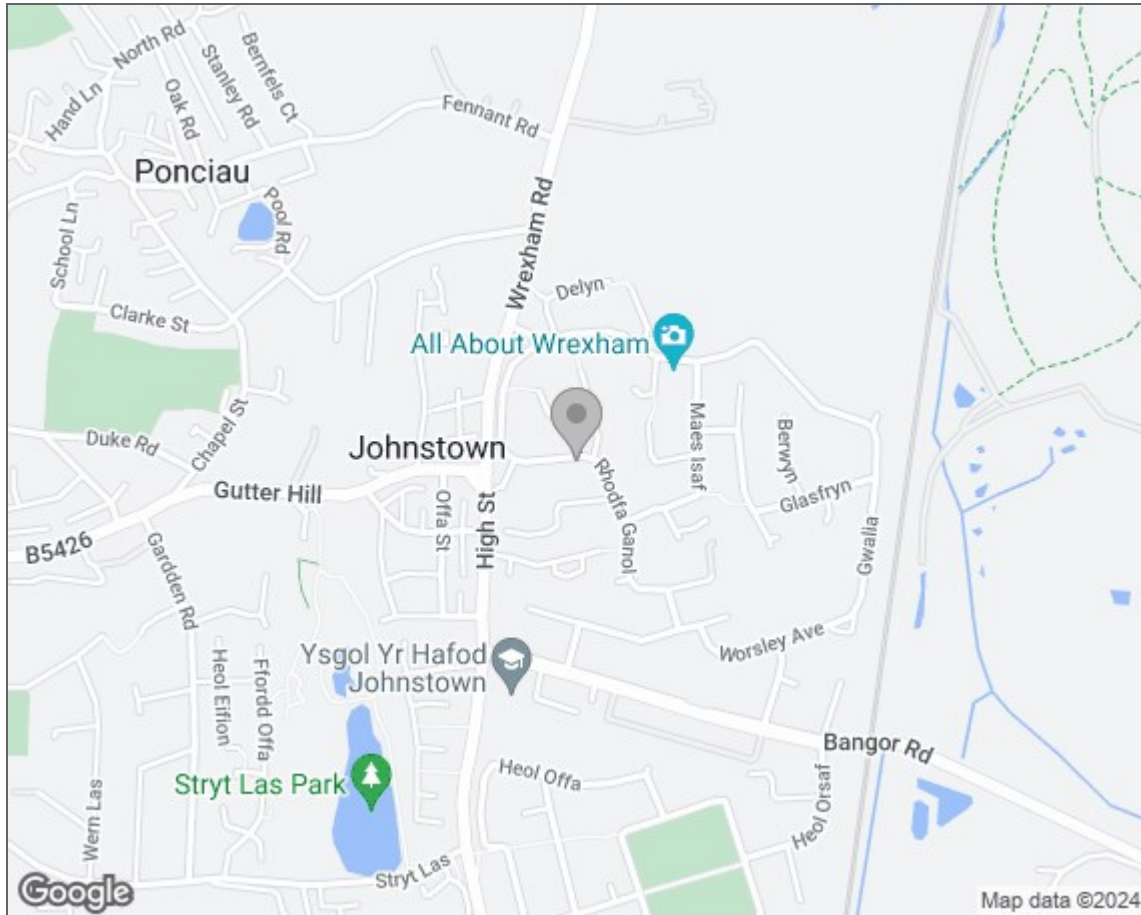
every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(35-54) E	
(21-34) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(35-54) E	
(21-34) F	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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