



## Llys Belgrave, Johnstown LL14 2BJ Offers In Excess Of £325,000

Welcome to this superb property located on the modern residential development of Llys Belgrave, Johnstown, Wrexham. This delightful house boasts a spacious 1,356 sq ft of living space, perfect for a growing family. Upon entering, you are greeted by a welcoming entrance hall leading to a spacious lounge, stunning kitchen/diner, ideal for entertaining guests or simply relaxing after a long day. With four inviting bedrooms, there is ample space for everyone in the family to unwind and recharge. The property features two modern bathrooms, ensuring convenience and comfort for all residents. Built in 2023 by Gower Homes, this house offers contemporary living with all the comforts of a new build. One of the standout features of this property is the parking provision for up to three vehicles with two spaces on a rear drive and a single garage, a rare find in many homes. Say goodbye to the hassle of searching for parking spaces with this convenient amenity right at your doorstep. Overall, this link-detached house presents a fantastic opportunity for those seeking a comfortable and modern living space in a desirable location. Don't miss out on the chance to make this house your home sweet home.

- FOUR BEDROOMS
- STUNNING KITCHEN/DINER
- SPACIOUS LOUNGE
- MAIN BEDROOM WITH EN SUITE
- POPULAR & CONVENIENT VILLAGE LOCATION
- LINK DETACHED HOUSE
- UTILITY & DOWNSTAIRS WC
- MODERN FAMILY BATHROOM
- ENCLOSED REAR GARDEN, OFF ROAD PARKING & GARAGE
- EPC RATING - B



## Location

This home is perfect for those seeking a convenient modern living and 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. The location also provides easy road access to the A483 for travel to Wrexham, Oswestry and road network beyond.

## Entrance Hall

Composite front door, stairs to first floor, built in storage cupboard plus under stairs cupboard, alarm panel, doors to lounge, wc and kitchen/diner.

## WC

Wc, hand wash basin, window to front, tiled floor.

## Lounge

Wood effect flooring, bay window to front.

## Kitchen/Dining Room

A superb open plan space with a fitted with a comprehensive range of contemporary Shaker style base and wall mounted kitchen units with a marble effect work surface with matching splashbacks and breakfast bar to side with storage cupboards below. Built in Zanussi electric oven and eye level grill, four ring ceramic hob under a stainless steel illuminating extractor hood. Inset Belfast sink with carved marble drainer and mixer tap below UPVC double glazed window to rear. Integrated Prima dishwasher and tall fridge/freezer. Spanish flooring. Downlights and smoke detector. UPVC double glazed French doors to rear garden with matching side panels. Radiator. Ceiling downlights.

## Utility Room

Shaker style base units under marble effect work surface with matching splashbacks. Built in

stainless steel sink, drainer and mixer tap. Space and plumbing for a washing machine. Built in Lamona microwave. Wall mounted Baxi gas central heating boiler. Composite door with frosted double glazed insert. Radiator. Ceiling light point and extractor.

## First Floor Landing

Doors to the four bedrooms and family bathroom. Built in airing cupboard with shelving. Attic hatch. Radiator. Ceiling light point and smoke detector.

## Bedroom One

UPVC double glazed bay window to front with radiator below. Built in part mirror fronted double wardrobe.

## En Suite

Fitted suite of fully tiled shower cubicle, low level WC and wash hand basin. Frosted UPVC double glazed window to side. Part tiled walls and tiled floor. Stainless steel heated towel rail. Electric shaver point. Ceiling downlights.

## Bedroom Two

UPVC double glazed window to front with radiator below. Ceiling light point.

## Bedroom Three

UPVC double glazed window to rear with radiator below. Ceiling light point.

## Bedroom Four

UPVC double glazed window to rear with radiator below. Ceiling light point.

## Bathroom

With a fitted suite of panelled bath, fully tiled shower cubicle with Triton electric shower, low level WC and wash hand basin. Frosted UPVC double glazed window to rear. Stainless steel heated towel rail. Tiled floor. Ceiling downlights.



## Outside

A wrought iron fence with matching gate to steps to the entrance and paved pathway with gate to side accessing the rear and a pedestrian entrance to the garage.

Vehicular access is found to the rear having a driveway for 2 - 3 vehicles leading to the single garage.

Rear garden with a paved patio adjacent the house leading down to a lawned garden with stocked beds to each border and having fences to each side and tall wall to the rear.

## ADDITIONAL INFORMATION

FIRE SUPPRESSION WATER SPRINKLER SYSTEM...GAS CENTRAL HEATING...FREEHOLD... 9 YEARS REMAINING ON NHBC CERTIFICATE

## 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=3629781](https://sprift.com/dashboard/property-report/?access_report_id=3629781)

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.

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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.

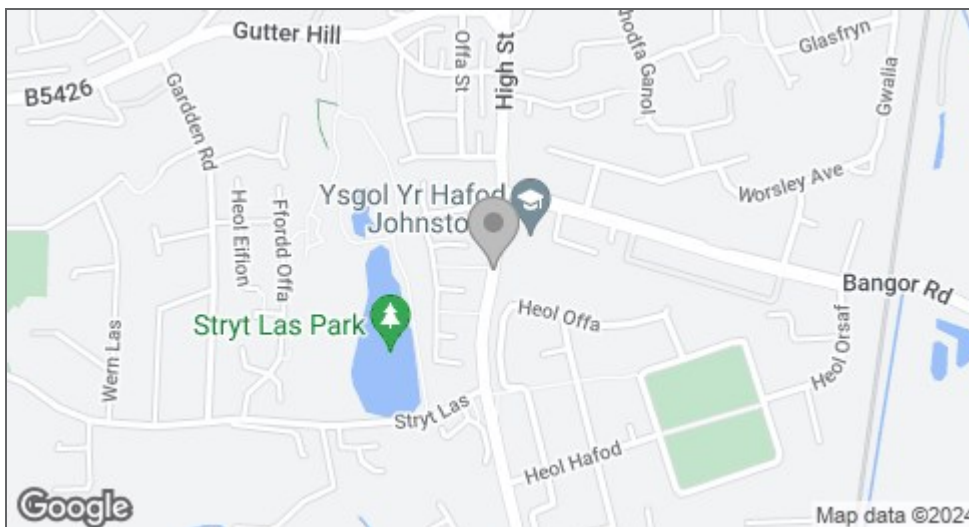












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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