



## Brynhyfryd, Wrexham LL14 1PR Offers In The Region Of £220,000

A wonderful opportunity to purchase a 2 bedroom detached bungalow situated on a popular residential location in the village of Johnstown. This excellent bungalow benefits from a good size lounge/dining room, 2 bedrooms, generous gardens to the front and rear, ample off road parking and a single garage, all of which can only be appreciated on internal inspection. The village of Johnstown benefits from a wealth of local amenities close to hand as well as excellent access to the A483 for commuting. In brief the property comprises of; hallway, lounge/dining room, 2 bedrooms and a shower room.

- An excellent 2 bedroom detached bungalow
- Good size gardens
- Popular residential location
- Spacious lounge/dining room
- Long driveway and single garage
- NO CHAIN



## Hallway

With wood effect flooring, access to the loft space, door to a cupboard housing the gas combination boiler.

## Lounge/Dining Room

6.75m max x 4.39m max (22'1" max x 14'4" max)

A spacious, well presented room with 3 double glazed windows, attractive central fireplace with inset electric fire, stone surround and hearth, carpeted flooring.

## Kitchen

2.92m x 2.68m (9'6" x 8'9")

Fitted with matching wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, space for a cooker, stainless steel extractor fan over, part tiled walls, plumbing for a washing machine, integrated fridge/freezer, tiled flooring, double glazed window, door to the side.

## Bedroom 1

4.00m (to wardrobes) x 2.92m (13'1" (to wardrobes) x 9'6")

A spacious bedroom being well presented with 2 double glazed windows, fitted wardrobes and chest of drawers, carpeted flooring.

## Bedroom 2

2.74m x 2.10m (8'11" x 6'10")

With wood effect flooring, fitted wardrobes, double glazed french doors off to the rear garden.

## Shower Room

2.70m x 1.48m (8'10" x 4'10")

Fitted with a low level w.c, pedestal wash hand basin, fully tiled shower cubicle, tiled flooring, double glazed window.

## Outside

The property occupies a good size plot with generous gardens to the front and back. To the front is a well maintained lawn with mature, well

established planted borders. To the side is a long gravelled driveway providing ample off road parking and leading to a single garage with up and over door.

To the rear is a paved patio leading on to a lawned garden with a decked seating area to the foot of the garden.

## 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.





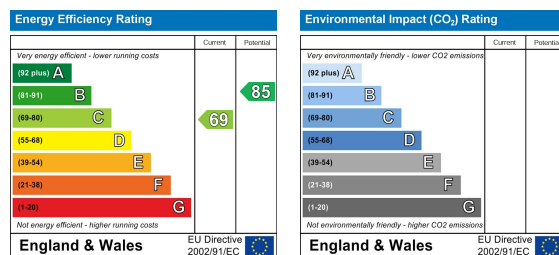
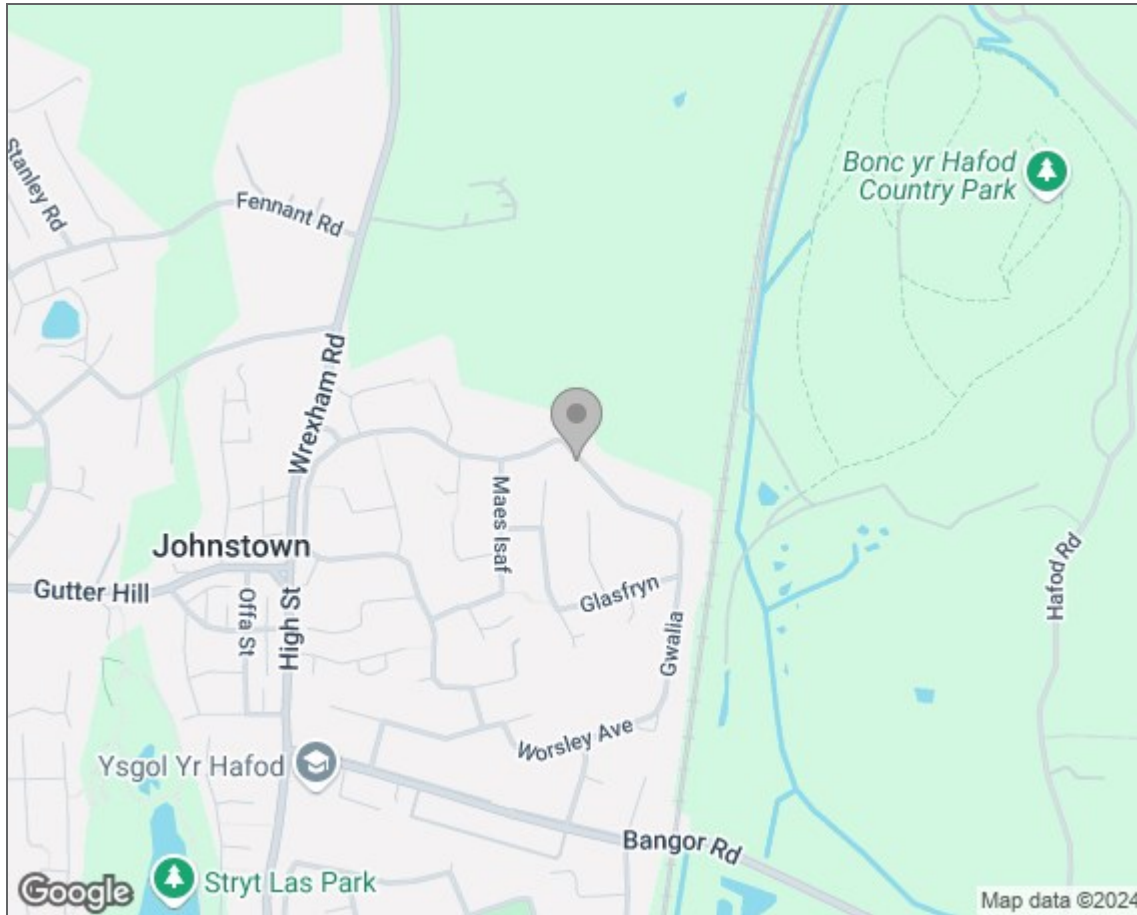












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