



31

Johnstown | Wrexham | LL14 2TD

£290,000

MONOPOLY
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Situated on Nant Park in Johnstown, Wrexham, this delightful extended semi-detached house on Worsley Avenue offers a perfect blend of comfort and convenience. Spanning an impressive 1,130 square feet, the property boasts two spacious reception rooms and a stunning modern kitchen/diner, ideal for both relaxation and entertaining guests. With four well-proportioned bedrooms, this home is perfect for families or those seeking extra space for guests or a home office. The two bathrooms provide ample facilities for busy mornings, ensuring that everyone can start their day with ease. One of the standout features of this property is the generous parking space, accommodating up to five vehicles, which is a rare find in residential areas. The property also benefits from a single garage. To the rear is a very generous enclosed garden. The location in Johnstown is particularly appealing, offering a friendly community atmosphere while being within easy reach of local amenities and transport links. In summary, this semi-detached house on Worsley Avenue is a wonderful family home that combines space, comfort, and practicality in a desirable location. Do not miss the chance to make this property your own.

- AN EXTENDED FOUR BEDROOM SEMI DETACHED
- CORNER PLOT WITH GENEROUS GARDEN
- AMPLE OFF ROAD PARKING & GARAGE
- TWO RECEPTION ROOMS
- STUNNING KITCHEN/DINER
- UTILITY ROOM
- MAIN BEDROOM WITH EN SUITE
- STYLISH BATHROOM
- SOUGHT AFTER LOCATION
- VIEWING HIGHLY RECOMMENDED!



Location

A good range of facilities and amenities can be found in Johnstown and the neighbouring village Ruabon. The property 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 city of Wrexham is only 3.5 miles away and offers a good range of shopping. The development is surrounded by countryside and farmland yet is a convenient location to access the A483 for travel to Wrexham, Chester, Oswestry and beyond. There is easy road access to the stunning landscapes of Llangollen, known for its picturesque views and outdoor activities. Excellent transport links can be found in Wrexham, just 10 minutes away. Wrexham General Station makes it easy to reach Liverpool, Chester, Shrewsbury, Birmingham, London and more with ease. The A55 expressway is also easily accessible, linking you to Chester and the North Wales coast. Just 10 minutes away from Wrexham, the largest town in North Wales, there are plenty of leisure activities to enjoy. Erddig National Trust is a historic house surrounded by walled gardens which offers plenty of beautiful walks. Watch the Wrexham football team, one of the oldest football clubs in the world, play a match or visit the Gothic St Giles' Church. Enjoy days outdoors a little further afield in Snowdonia National Park or head to Chester to spend the day exploring the walled city.

Entrance Hall

Upvc entrance door, stairs to first floor, timber floor, understairs cupboard, doors to lounge and kitchen/diner, coving.

Lounge

Living flame electric fire, timber flooring, window to front, archway to dining room, coving.

Dining Room

Wood effect floor, window to rear.

Kitchen/Diner

Stunning fitted kitchen with a range of wall and base units, quartz worktops, inset sink, mixer tap, induction hob, extractor, microwave oven, single oven, wine chiller, dishwasher, washing machine, larder cupboard, space for American style fridge/freezer, laminate flooring, vertical radiator, window to rear, spotlights, bi-folding doors opening to rear garden.

Utility

Upvc external door to front, fitted storage units, wall mounted Worcester gas combi boiler, space for tumble dryer, door to kitchen.

First Floor Landing

Carpet, doors to bedrooms and bathroom, attic hatch.

Bedroom One

Wood effect flooring, window to front, doors to en suite and storage cupboard, spotlights, coving.

En Suite

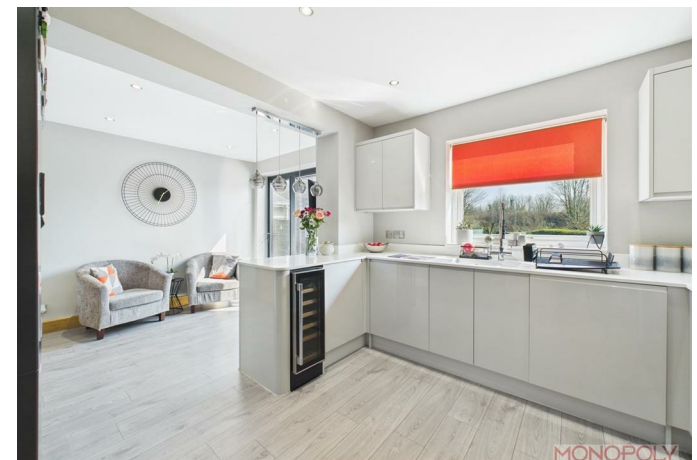
With shower enclosure, wc, hand wash basin, window to rear, tiled walls and floor, spotlights, extractor.

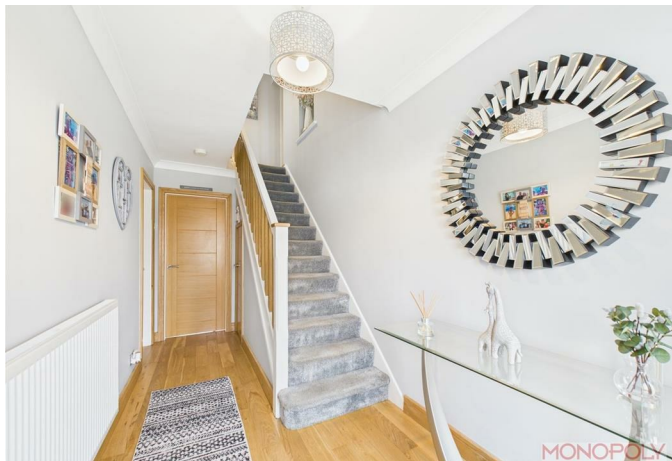
Bedroom Two

Wood effect flooring, window to front, storage cupboard, coving.

Bedroom Three

Window to rear, laminate flooring.





Bedroom Four

Laminate flooring, window to front, coving.

Family Bathroom

P shape bath with shower over and shower screen, wc and hand wash basin set in vanity unit, tiled walls, laminate flooring, extractor, window to rear, vertical radiator.

Outside

Rear garden - Very generous enclosed garden with a good degree of privacy, lawn and raised patio, timber garden store, gate to front.

Front tarmac drive with space for four or five cars leading to the garage.

Garage

Garage with up and over vehicle door, power and lighting.

Additional Information

Extended

Upvc double glazing

Gas central heating

Oak internal doors and skirting boards

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections.
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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

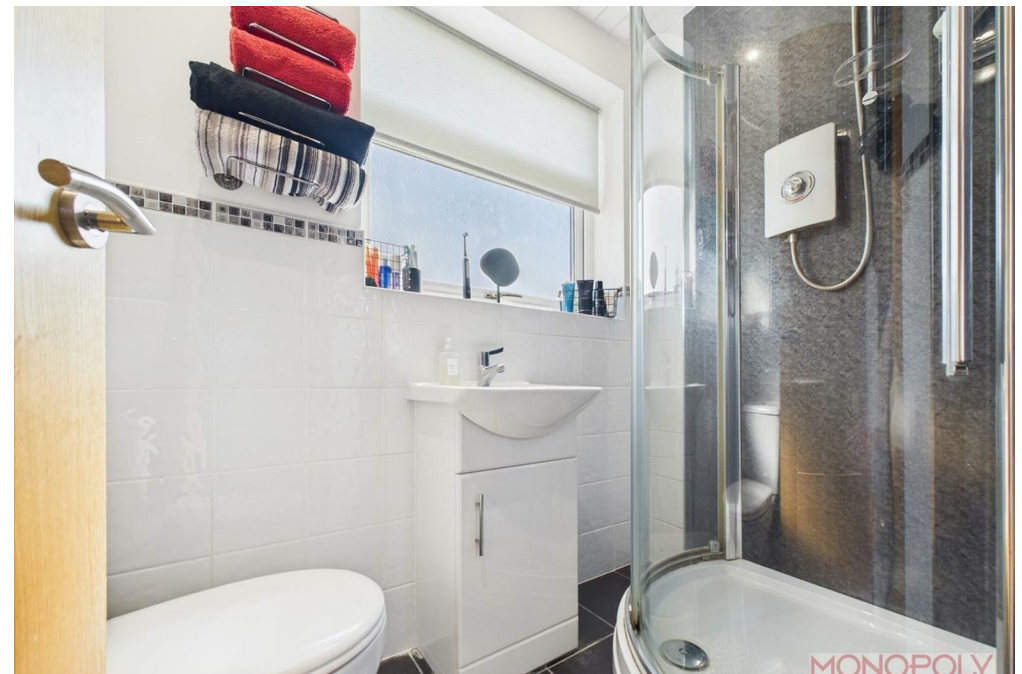
misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage







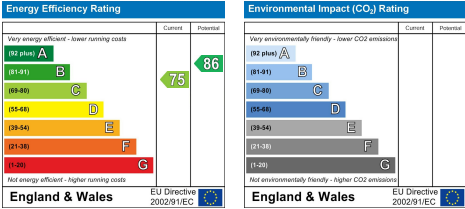


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