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01978 800186 or 01244 560610 or 01691 880407
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Heol Kenyon, Johnstown LL14 2BD
£170,000

Situated on Heol Kenyon, Johnstown, Wrexham, this three bedroom semi-detached spanning 963 square feet, boasts three well-proportioned reception rooms, providing ample space for both relaxation and entertaining. The property features three inviting bedrooms, ideal for families or those seeking extra space for guests or a home office. The bathroom is thoughtfully designed, catering to the needs of modern living. One of the standout features of this property is the parking provision, accommodating up to two vehicles. Set on a corner plot with gardens to front and rear. With its appealing layout and practical amenities, this home presents an excellent opportunity for anyone looking to settle in a friendly community while enjoying the benefits of a spacious with potential for improvement.

- THREE BEDROOM SEMI DETACHED HOUSE
- THREE RECEPTION ROOMS
- DOWNSTAIRS WC
- CORNER PLOT
- GAS CENTRAL HEATING
- NON STANDARD CONSTRUCTION - AIREY HOUSE
- GALLEY KITCHEN
- MODERN SHOWER ROOM
- POPULAR & CONVENIENT LOCATION
- NO CHAIN!

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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 surround by countryside and farmland yet is 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.

Internal Accommodation

Entrance hall - Upvc entrance door, tiled floor upvc window to rear, stairs rising to first floor, doors to sitting room and dining room.

Sitting room - Upvc window to front.

Dining room - Upvc window to rear, doors to kitchen and living room, storage cupboard.

Living room - Upvc window to front, contemporary gas fire with complementary surround. Storage cupboard.

Kitchen - Fitted range of wall and base units, complementary worktops, stainless sink drainer, single oven, gas hob, extractor, laminate flooring, upvc external door to side. Storage cupboard.

Downstairs Wc - With toilet, Upvc window to side tiled floor.

First floor landing - Upvc window to rear, doors to three bedrooms and Shower Room.

Bedroom One - Upvc window to front, storage cupboard housing Glow Worm gas combi boiler.

Bedroom Two - Upvc window to front, storage cupboard, original fireplace.

Bedroom Three - Upvc window to rear, storage cupboard.

Shower Room - Modern suite comprising a generous walk in shower enclosure, hand wash basin and wc set in a vanity unit, tile effect flooring, aqua panel splash backs, upvc window to rear. Contemporary vertical radiator.

Outside

Front garden with lawns and path to entrance door. Vehicle gates to off road parking area, gate to rear garden.

Rear Garden with patio adjacent house lawn. Timber garden store, enclosed with fencing.

Additional Information

Airey house, non standard construction.

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Epc rating C

Smoke alarms and carbon monoxide alarm.

IMPORTANT INFORMATION

*Material Information interactive report 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.

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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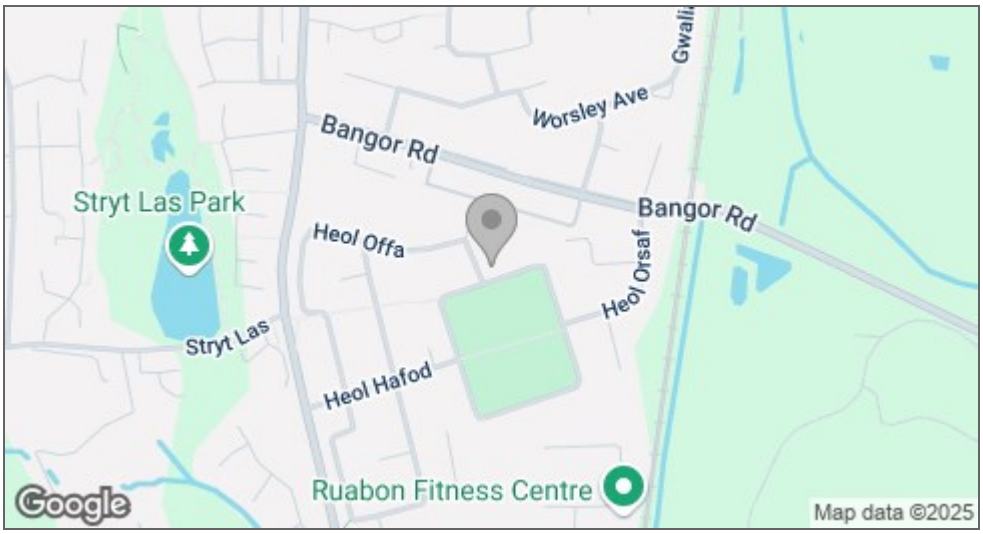
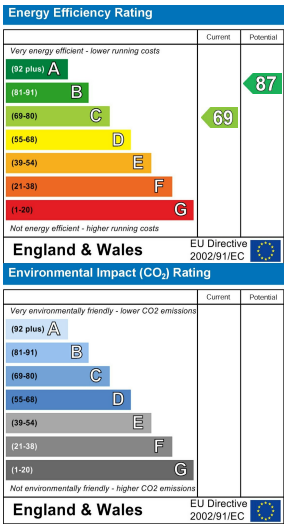
Rossett, LL12 0AY





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