



90

Wrexham | LL14 2SP

£310,000

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Situated in the popular village of Johnstown, this extended three-bedroom detached period home, built in 1930, offers a superb blend of character features and modern upgrades. The accommodation, which is immaculate throughout has been extended to the rear and fully modernised, briefly comprises a welcoming entrance hall, downstairs WC, spacious lounge, and a well-appointed open-plan kitchen, dining and additional lounge area with utility off. To the first floor are three bedrooms, two of which are doubles, along with a modern family bathroom. Externally, the property features a beautifully maintained rear garden, ideal for outdoor dining and relaxation, and a driveway providing off-road parking for up to three vehicles. Johnstown is a sought-after residential location with a range of local amenities including shops, schools, and leisure facilities. It is within easy reach of Wrexham City Centre and benefits from excellent road links via the A483 and A55 for commuting further afield

- BEAUTIFULLY PRESENTED THREE BEDROOM
- PERIOD STYLE DETACHED HOUSE
- SOUGHT AFTER LOCATION
- MODERNISED TO A HIGH STANDARD
- STUNNING OPEN PLAN KITCHEN/ DINING/LIVING ROOM
- BI FOLDING DOORS TO GARDEN
- GOOD SIZED GARDEN TO THE REAR
- OFF ROAD PARKING
- DOWNSTAIRS CLOAKROOM



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a composite double glazed and frosted door with matching side windows, which gives access to the entrance hallway.

ENTRANCE HALLWAY

Staircase rising off to the first floor accommodation, tiled flooring, ceiling light point and modern vertical radiator. Additional uPVC double glazed frosted door giving access to the side of the property, under stairs cupboard. Doors into lounge, kitchen and downstairs WC.

DOWNSTAIRS CLOAKROOM

Dual flush low level W/C, tiled floor, extractor fan and ceiling light point.

LOUNGE

Beautifully presented living room with uPVC double glazed bay window to the front elevation with venetian blinds, panelled radiator, parquet wood block flooring, ceiling light point, picture rail, multifuel burner with surround and tiled hearth.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

Kitchen: A beautifully presented kitchen fitted with a comprehensive range of wall, drawer, and base units topped with high-quality quartz work surfaces. Includes space for a range cooker with extractor hood above, and a central island unit incorporating a breakfast bar, pendant lighting, integral sink with mixer tap, and integrated dishwasher. Further integrated appliances include a fridge/freezer. Finished with a tiled floor, radiator, and a door leading to the utility room. A squared archway opens into the dining/living area.

Dining/Living Area: An impressive extended open-plan space combining a dining area and living area. Bi-fold doors open directly onto the garden, creating an

excellent indoor/outdoor living experience.

Additional natural light is provided by two uPVC double glazed Velux roof windows, with spotlights to the ceiling and a radiator completing the finish.

UTILITY ROOM

Fitted with a range of wall and base cupboards topped with complementary work surfaces, providing excellent storage and workspace. Includes plumbing and space for a washing machine, with a cupboard housing the Worcester gas-fired combination boiler. A uPVC double glazed window to the side allows natural light, and the room is finished with a tiled floor.

FIRST FLOOR LANDING

UPVC Double glazed and frosted window to the side, access to the loft space which is partially boarded, doors off to the bedrooms and bathroom.

BEDROOM ONE

UPVC double glazed window to the front, double panel radiator, built in wardrobes, carpeted flooring, picture rail

BEDROOM TWO

With UPVC Double glazed window to the rear, double panel radiator, built in wardrobes, carpeted flooring, part wood panelled walls.

BEDROOM THREE

With UPVC Double glazed window to the front, feature wood panelled one wall, carpeted flooring

FAMILY BATHROOM

Comprising of wood panel enclosed bath with shower over, wash hand basin set in a vanity unit, low level w.c., dual flush low level w.c. UPVC Double glazed and frosted window to the rear





OUTSIDE TO THE FRONT

Driveway to the front offering off road parking for two to three vehicles and gated access to the left hand side, giving access to the side and rear.

OUTSIDE TO THE REAR

Lovely garden with paved patio area leading to steps to the lawned garden. The garden is made private with panel enclosed fencing and nature hedges. Finished with outside lighting, tap and power socket.

ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link. The extension to the rear was fitted in 2020. The property has been fully rewired, all the doors are original and have been dipped, there is a new kitchen and utility along with other decorative improvements.

IMPORTANT INFORMATION

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

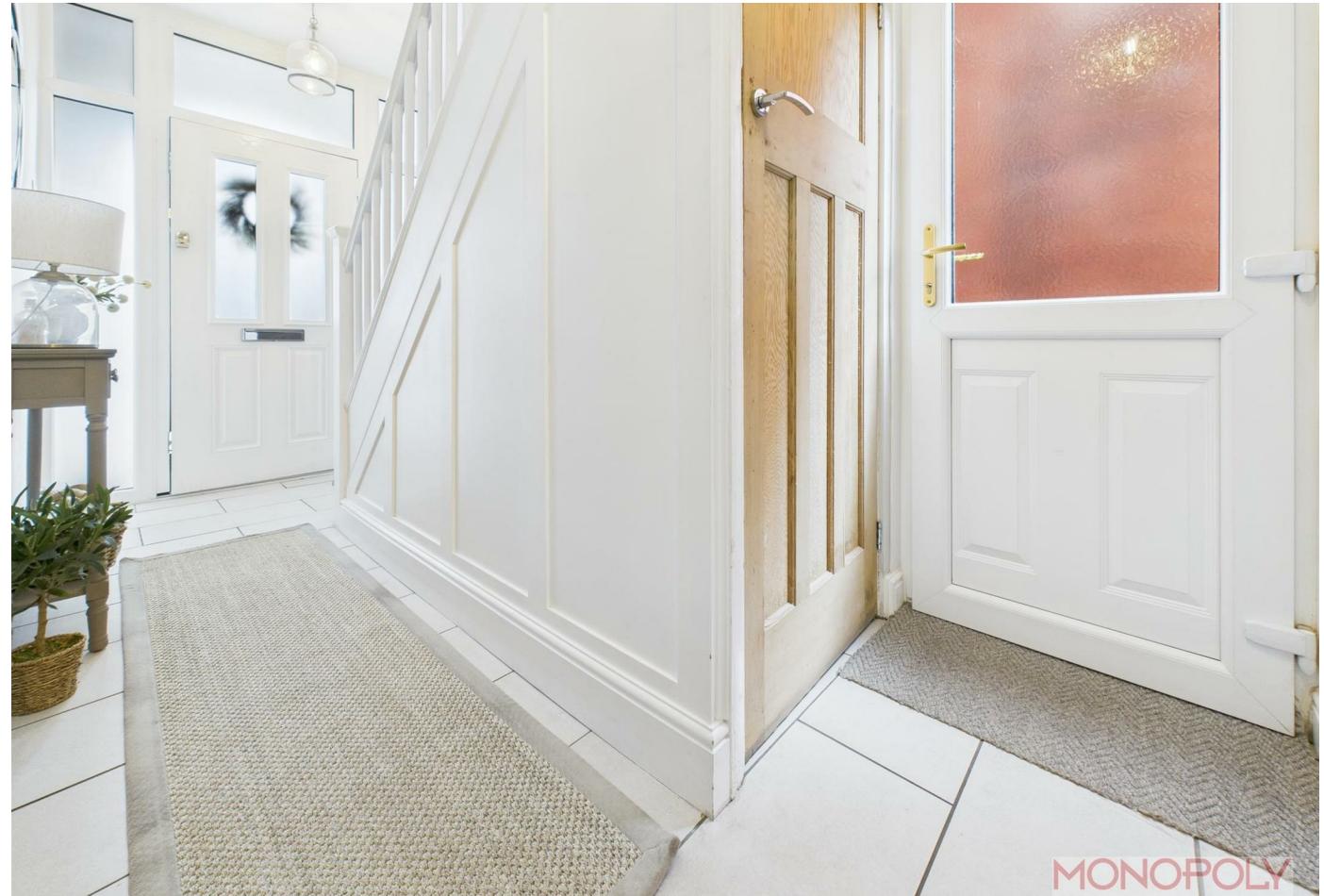
MORTGAGES

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 PETE on 07907 419605 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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Energy Efficiency Rating		
	Current	Provision
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(70-80) C		
(55-69) D	56	
(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 ₂) Rating		
	Current	Provision
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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